

Urban Renewal:

What's It All About?

(Earl Newkirk, executive director of the city redevelopment agency, discusses urban renewal and redevelopment in these columns three times weekly. Suggestions, comments and queries are welcomed by the agency, whose office is in the city hall annex, 322 Church street, GA 6-0460.)

By Earl Newkirk

Urban renewal . . . workable program . . . redevelopment . . . conservation . . . rehabilitation. What do these terms mean?

We have explained each of them to some extent as we've used them here. However, they are so important to each of us, it occurs to me it might help to sort of tie them together here in one package. Perhaps in this way we can give an explanation of the concept of each and at the same time more clearly show the relationship between them.

The federal housing and home finance agency's approval of a city's "workable program" means an okay of the city's general approach to eliminating deterioration, slums and blight in the entire city.

It means, for example, that there are minimum housing standards below which our community does not believe people should live. It means there is a flexible plan for the overall growth and improvement of our city; that we have effective enforcement agencies, the ability to finance the work, organize citizen participation, education and so on.

The urban renewal project is our city's program for improving conditions in one specific area. It will normally require the use of all the tools developed for our community-wide general program—and more.

And what is redevelopment? Rehabilitation? Conservation? In urban renewal projects that call for total clearance—removal of all, or almost all, buildings in the area—the label for the job is redevelopment.

This is essentially what is proposed in our San Lorenzo park project. The total land area is

cleared and developed like raw land—redeveloped.

The urban renewal project that retains and improves most of the structures in a neighborhood is essentially a rehabilitation job. This is accurate even where a number of structures are demolished either because they are unsalvagable or because the property is used for public improvements like changed streets, playgrounds, etc., according to a plan.

Conservation is a bit harder to catalog. It is best used to refer to an urban renewal project that has fairly good structures—structures that may need only modernization, minor repair or changes in zoning.

It is generally an area that could use public improvements like street lights, paving and play space, but it is more in need of preventive rather than curative action. It is an area that can easily become blighted unless steps are taken to prevent deterioration.

And now remember this: all three concepts—rehabilitation, redevelopment, conservation—are possible in one urban renewal project. This is important to us especially now that we are thinking in terms of our overall community improvement—not just one project.

What method or methods we use and how much of each depends on the decision of all of us here in the community. As far as the federal agency is concerned, it will approve an urban renewal project that has any one or a combination of these three concepts—as long as the action we propose does the job needed to upgrade the whole neighborhood and to make the individual investments sound.

So, when we think of redevelopment and our San Lorenzo park project, let's remember we're not limited to redevelopment alone. The same kind of financing deal—two-thirds federal and one-third local—will work for any combination of actions you believe your redevelopment agency ought to take in any area in the future.

PUBLIC NOTICE

NOTICE OF TRUSTEE'S SALE
No. 59661

On the 15th day of August, 1956.

MAN TOLD TO LEAVE

A suspended sentence of 60 days in the county jail, issued yesterday afternoon by Municipal Judge Gilbert Perry to Lewis

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