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A Recessed Meeting of the City Council of the City of Charlotte, North Carolina, was held on Friday, October 27, 1972, at 2:30 o'clock p.m., in the Council Chamber, City Hall, with Mayor pro tem Fred D. Alexander presiding, and Councilmembers Ruth M. Easterling, James D. McDuffie, Milton Short, James B. Whittington and Joe D. Withrow present.

ABSENT: Mayor John M. Belk and Councilman Sandy R. Jordan.

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#### PURPOSE OF MEETING.

Mayor pro tem Alexander stated this is a recessed meeting from the regular meeting on Tuesday, October 25, 1972, to consider formal action on the Model Cities Fourth Action Year.

#### EXPLANATION OF MOTION, INC. BY FORMER DIRECTOR.

Mayor pro tem Alexander recognized Mr. Matt Snorton, former Director of Motion, Inc., and presently Vice President of the North Carolina National Bank, and asked him to comment on the Motion's Program.

Mr. Snorton then explained what Motion is, what it is attempting to do and what it is now doing. He stated what has happened in the last six or seven months has given them a clearer picture as to what Motion could be for the city and for many of the residents in the community.

He stated they need the City Council, Model Cities and all other concerned citizens in the community to help them in their battle of trying to convince those folk in Greensboro and elsewhere that this type of housing is wanted and needed. When they started out, they found a lot of builders and contractors telling them what they could not do. So they took a stubborn attitude and asked why they could not do it. Just because everyone says it cannot be done is no reason to accept that. They found they could build a decent home for \$18,000, as opposed to \$25,000 or \$30,000 in the community. They found in getting those houses built they ran into difficulty in trying to get the people into them. There were a lot of people who wanted the houses but there were a lot of people who could not qualify for it. To qualify means, not with excellent credit, but just a very minimum credit. There were a lot of people on welfare who could not qualify for that particular program. They felt if they could get the Housing Authority to work with them, they could then be their developer and provide housing for them at a much lower rate than they were getting. However, prior to his leaving, he had just made contact with the Chairman of the Housing Authority and has not had a chance to get back with him. They also felt in working with the Redevelopment Commission that they could help them to develop within a way that they had planned as opposed to the way that often many urban renewal projects get developed which was much different from the original plan. Also, in their first investigations they found the need was such that there were a bare minimum of 15,000 units needed over the next ten years. They felt in order to satisfy the greatest need they would have to approach it from the basis of apartments. Not in large groups of terms of 100, 200 or 300 units, but on a scattered site basis. Again, they were trying to satisfy many of the amenities required and that people would like to see in some of the lower income development projects. They run immediately into a buzz-saw with FHA. Who are you? Where do you come from? What can you do? And what have you done? In terms of laying and establishing ground work and setting a tract record, this takes time.

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Mr. Snorton stated a year ago, after finding a piece of land they thought was a decent place, they submitted that feasibility. It took them almost 12 months to get FHA and HUD to say yes or no - they thought it was a good project. They are just getting to the point now. While they were trying to convince HUD the apartments were needed and the city needed this number of units, they attempted to start on scattered site single homes. They found they could not afford to purchase the big parcels of land but they did find they could utilize the smaller parcels, and found they could get them at a good price. They started building and using modulars because they felt they would be quicker and faster and had more quality than the normal fashion home. This eliminated the problem of wasted materials, vandalism and experienced contractors. They managed to get an awful lot of groundwork laid that gives them with Motion a running start for the next action year. There will be an awful lot of production coming up next year. Although Motion is three or four years old on paper it is actually only one year old in activity. In this past year that they have been in action they found themselves establishing and covering and laying one good amount of ground work and as a result they have established themselves with the private business sector as being one of the best technically capable corporations of this kind not only in Charlotte but in the nation.

Mr. Snorton stated he would like to see Motion have the support of the city fathers. They have tried to develop housing in such a way that it would be something that both the city could be proud of and the people who would buy these homes to live in could be proud of them, and could be one of the things that Model Cities could be remembered by. Over the next 20 years there will be very few remembrances of what was left by Model Cities. These homes which will be built and which are being built, apartments of 30-40 units, will be left as a shining example 20, 30 or 40 years from now. He stated neither he nor the staff there now want to be remembered as the guys who built something that fell down five years from now or something the city will have to go into and start an urban renewal.

Mr. Snorton stated Motion needs and wants the support of the city council and all its officials in terms of relating to HUD or FHA. He stated the needs are so great that whatever Motion does it will not satisfy everyone.

Mayor pro tem Alexander stated Motion, Inc. is that agency Council has approved and set to become the contract agent for the housing component of the model cities program. Model Cities as such does not build houses or will not build any. The housing program under model cities has been farmed out to Motion, Inc. which is the housing corporation that was established by Council to become that agent which would take care of the housing program as developed by model cities.

Councilman Short stated the Motion operation has constructed about five houses and really not sold all five of those. Next year it proposes to complete about 150. If only five have been completed thus far, how can they build 150 next year? Mr. Snorton replied Motion has only been building since last August a year ago; there was a three month period of staffing. They ran into a problem with their contractors and in fact those five houses should not have taken longer than five weeks to complete and have people living in them. The reason the figures for next year are some 150 units is because there is so much on the drawing board with approvals from HUD which they managed to spring loose after year's pushing and trying. One is a 42 unit apartment that will be under construction within the next two months. The other is a 40 unit scattered site apartment complete. There is enough right now in the mill as a result of a year's effort to more than accommodate the 150 set for next year. He asked the Council to trust one more year to see. Councilman Short asked if he is implying if we went through one more year, and again there were just five more houses? Mr. Snorton replied he would be the first one to say to Council to dump the program.

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After further discussion, Councilman Whittington suggested that the Mayor, along with Mr. Burkhalter, and Mr. Connerat, look into the Motion Program and bring back to Council anything this Council can do to more directly assist this program.

**COUNCILMAN SHORT LEAVES MEETING.**

During the remainder of the discussion on Motion, Councilman Short left the meeting, stating he had expected to vote for the Fourth Action Year Resolution but he does have to leave due to a previous commitment.

**DISCUSSION OF MOTION CONTINUES.**

The City Manager stated Motion has gone through three stages. First, it had the highly technical, professional attempt to get this done. You paid dearly for some professional advise which got a few things settled. Then they brought in the big overpowering, strong, but very great, Matt Snorton who does not have to hit anyone in the head and he gets it set up into an area where things begin to jell and the program is developed and things start moving. Then he steps out and the very capable Paul Leonard is on tap to take over and begins to put these things into mesh and they begin to look like something for the first time.

Mayor pro tem Alexander thanked Mr. Snorton for taking this time out to explain the program to Council.

**RESOLUTION AUTHORIZING THE MAYOR TO SUBMIT A FOURTH YEAR COMPREHENSIVE CITY DEMONSTRATION PROGRAM. (MODEL CITIES FOURTH ACTION YEAR.)**

Mayor pro tem Alexander asked if anyone has any comments or questions about the Model Cities Fourth Action Year Plan which was explained by the Director at the luncheon meeting today.

Councilman Whittington asked about the Boy Scout Program. Dr. Travland replied this is a program that was not initially approved in the fourth action year program because of lack of funds. This was a program they were able to find funding for in the third action year, and represents a program that will be operational in the fourth action year.

Councilman Whittington stated as a member of that Board, they hired personnel with a budget of somewhere between \$21,000 and \$22,000, and there has been some delay between the Treasurer's Office and the Model Cities Office getting these payments which are running considerably behind. He asked if this can be straightened out? He asked if there is some way to get this \$18,000 increased back to where it was? Dr. Travland replied the general estimate was given to them by one of the Scout Officials and this is an approximate figure because the budget negotiations have not been completed. There is a great possibility of getting these funds involved. They have a little bit of slippage in the Fourth Action Year deliberately because they knew they were dealing with estimates. In answer to the first question, as he stated during the presentation at lunch, they are cutting back on the cultural and recreational program at Johnson C. Smith. An attempt was made with the intention of trying to consolidate the cultural and recreational type programs under Johnson C. Smith. However, they have discovered they inadvertently created a tangle of sorts which they are currently working on to proceed to straighten it out. Making sure the appropriate accounts are being charged with the appropriate program activities. Councilman Whittington stated he would appreciate it if Dr. Travland would ask someone on his staff to confer with Mr. Tom Warren, the Scouting Executive, and see if we can get these hangups straightened out. That he thinks this is a very vital part of Model Cities involving young people in that age level.

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Councilman Withrow asked what Model Cities means to the middle class white and black American? What good does this program do to him and why should he continue to support it with his property taxes, because the average middle class white and black American pays the bulk of the property tax? Dr. Travland replied they are not at all happy with the constraints placed upon this program. However, the original intent was to begin to demonstrate some things that could be done for the entire city by focusing and concentrating efforts on one small portion of the city that seemed to have the most challenging problems to deal with. Their plan is to submit this document to the Department of Housing and Urban Development for approval and then as soon as it is approved to go back and make a very strong case to begin to expand this program in its efforts to a much broader base kind of effort.

Dr. Travland stated they are already beginning to sneak a little of that in the Senior Citizens program beginning in July when it will be a city-wide effort. They are going to try to get the boundaries of the model neighborhood erased so they can begin to expand the activities of this program. They have already begin to bootleg some of this. As an example, the Helping Hand Scholarship Program they provided 100% of the funding but the stipulation in that at least 50% of the scholarship would go to Model Neighborhood residents in an attempt to try to broaden it without violating what turns out to be a rather artificial restriction on the scope of the program.

The City Manager stated not a penny of property tax is expended in this program. Councilman Withrow stated he was referring to the income tax.

Councilman Withrow asked the timetable for making this program city wide? Dr. Travland replied as soon as they can get approval on the Fourth Action Year Plan, they will go back with the request on removing the boundary restrictions. He stated plan variations are working pretty fairly in Winston Salem on a city wide basis. They are developing a city wide citizen participation organization program.

Mayor pro tem Alexander stated when the model cities program ends and this program goes city-wide, its going city-wide is based upon the financial capacity of the city to expand it, and it can only be expanded city wide within the financial capacity of the city to fund it. That he would feel the response to Mr. Withrow's question would be based on how much funding the city would be willing to allocate to expand the programs of model cities.

Councilman Withrow stated this is the first time that anyone has ever appeared before Council to give an explanation of the program as Dr. Travland has done today. That he would like to commend Dr. Travland for it. That he feels as though he understands the program better now than before.

Councilman Withrow asked how long it will take to make the present model neighborhood a model? Will there be any tangible assets or tangible results for people who are looking for the model city to see, or if there can be such a thing? Dr. Travland replied it will never be a model in the sense of being a shining example to the City of Charlotte of what a community ought to look like. The reason is very simple. We get an annual grant of \$3.168 million per year for spending in this project. It requires at least 10 times that amount of money to get at the root cause in a very efficient way to really solve the problems of blight in this community. It cannot be done with that amount of money. However, there are a number of areas in which model cities has created model efforts. Some areas of service delivery; some areas in the physical realm of model cities has something to do with certain of the urban renewal efforts that are going on. Model Cities has done some things about the way in which an education is

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delivered to all our children. There are things that can be pointed to, such as housing, if Motion, Inc. succeeds and becomes a private corporation that is devoted specifically to a particular income group that will not be involved with public money. Five black-owned businesses have been created by Model Cities; this is something that is very important to the City of Charlotte; the educational level in the Model Cities area will have been affected by Model Cities. These are things that are somewhat difficult to measure but are tangible. A model? No. But accomplishments? Yes.

Councilman Whittington moved adoption of a resolution authorizing the Mayor to submit a Fourth Year Comprehensive City Demonstration Program. The motion was seconded by Councilman Withrow, and carried unanimously.

The resolution is recorded in full in Resolutions Book 8, at Page 463.

CITY MANAGER REQUESTED TO HAVE MODEL CITIES DIRECTOR REPORT TO COUNCIL AT LEAST ONCE EVERY SIX MONTHS.


Mayor pro tem Alexander requested the City Manager to arrange to have the Model Cities Director to come to Council at least once every six months to give Council a progress report.

MEETING OF COUNCIL WITH COUNTY COMMISSIONERS SET FOR NOVEMBER 2.

The City Manager advised Council that a meeting has been set for Thursday, November 2, at 8:00 A.M., at the Downtowner East, McDowell and Fourth Street, with the County Commissioners and the Planning Commission. That this is a very important meeting and he would think that each would like to be present.

ADJOURNMENT.

Upon motion of Councilman Whittington, seconded by Councilman McDuffie, and unanimously carried, the meeting was adjourned.

  
Ruth Armstrong, City Clerk