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COMMUNITY DEVELOPMENT PERFORMANCE HEARING

The City Council of the City of Charlotte, North Carolina, met on Thursday, October 19, 1978, at 7:30 o'clock p.m., in the Board Room, Education Center, with Mayor Kenneth R. Harris presiding, and Councilmembers Don Carroll, Betty Chafin, Charlie Dannelly, Laura Frech, Harvey Gantt, Ron Leeper, Pat Locke and Minette Trosch present.

ABSENT: Councilmembers Tom Cox, George Selden and Milton Short.

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OPENING REMARKS BY MAYOR HARRIS.

Mayor Harris welcomed everyone present to the Hearing on the Community Development Area, stating it is the first public hearing the City Council has held for the purpose of reviewing the progress and performance of the City's Community Development Program.

He stated in the past, many of those present have attended Public Hearings called for the City Council for the purpose of beginning the planning process for the annual Preliminary Plan. That hearings are also held on the application for Community Development Funds before it is filed with the Federal Department of Housing and Urban Development.

Mayor Harris stated this year the rules and regulations governing the application process for Community Development Block Grant Funds have been changed. In addition to those hearings which he just described, a new hearing is required to give the citizens of Charlotte an opportunity to comment on the progress and performance of the Community Development Program; how well they think the City is performing; how much progress has been made in assisting designated Community Development neighborhoods in improving housing conditions, total living environment and expanding economic opportunities.

He stated the citizens may present their comments orally or in writing. That they may speak for themselves, or the organization from which they are a duly elected spokesman. In order for them to be able to comment more knowledgeably concerning the progress and performance of the City in administering the Community Development Program, he has asked Mr. Vernon Sawyer, Director of the Community Development Department, to present some general information regarding the overall Community Development Program, including current information regarding the amount of money the City has received for the Community Development Program; the amount of money that has been spent for activities in the various neighborhoods; and some accomplishments to date. That following this, he and Council would like have citizen's comments.

He stated City Council is present to listen to their comments primarily this evening. That what they hear will help them and Mr. Sawyer's staff to better evaluate what has been done and where we might need improvements in the delivery program.

Mayor Harris stated there are 26 speakers who have registered with the City Clerk to speak. He asked those wishing to speak who had not turned in their names to do so in order for their names to be registered. He asked that remarks be as brief as possible; if it is in writing, he asked that it be turned in and he will try to limit the comments to three minutes per speaker if possible. That if a longer time is needed, they will listen.

REVIEW OF COMMUNITY DEVELOPMENT PROGRAM BY DIRECTOR, VERNON SAWYER.

Mr. Sawyer, Director of Community Development, stated his staff has not prepared a major report for this hearing tonight. That they have prepared some brief reminders and want to make brief mention of activities that are underway in the program. They do this by way of refreshing their collective memories regarding the type of activities and the diversity of things underway through the program. He stated they felt they should do this in order to provide a common ground, both for the citizens to comment against, and for the listening of Mayor and Council.

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He stated the first reminder is the main purpose of the Community Development Program is to improve this country's cities, large and small, by providing decent housing, suitable living environment and expanding economic opportunities for persons of low and moderate income; and the authority for this program is the Housing and Community Development Acts of 1974 and 1977.

Considering the Objectives and Purpose of the CD Program and the amount of money Charlotte is eligible to receive, what has the City, by planning with its citizens, namely those residing within the nine designated Community Development Target Areas, been spending this money for? Actually, many activities are being carried on to accomplish the planning objectives within the Target Areas. Some of these are rehabilitation of housing through Code Enforcement and by making loans and grants available to homeowners, and loans to investor owners; the elimination of the more severely delapidated structures that cannot be rehabilitated and they do this by acquiring and demolishing. Assembly of land for resale for residential, commercial and industrial uses so that a more rational use pattern will develop in the Target Areas. The relocation of families and individuals from delapidated structures into homes that meet their needs and into the same area of the City, if possible. Resurfacing and rebuilding streets and installing necessary sidewalks, curbs, gutters and street trees as needed; improving storm drainage and improving or establishing new parks where needed; establish communication links between the target area residents and the cities; provide human resource services not otherwise available where the services are determined to be necessary and providing economic development services to the minority and disadvantaged business people within the Target Areas.

That they would like to show, by means of an overhead projector and a slide projector, some of the physical activities that have been undertaken in the various project periods. That he will run through it very quickly.

That Charlotte has received \$30 million through the end of Fiscal Year 1978 and will receive approximately \$18 million in the next three (3) years; he pointed out the amount received and the amount to be received for the total three (3) year program. He stated the total to be received is \$48 million in round figures; to date, they have spent \$23½ million and pointed out the broad categories of activities for which this money has been spent. That he does not need to read them to the audience - they can see what the money has been spent for and the \$23½ million was spent between July 1, 1975 and September 30, 1978 - this was the beginning of the program. He also reminded them that most of the first year was spent in gearing up for the program, doing the planning with the neighborhoods and completing the environmental assessment work that released the money so they would spend it.

He stated some of the physical improvements that have been accomplished in the various CD Areas are street work, drainage and park improvements; he illustrated some of this work to show what activity was taking place. He pointed out the red is street work; the blue, drainage work and green, park work. That this is in North Charlotte and they are almost complete there as they can see the work has been well-balanced throughout the area.

In Southside Park, they have done some street work, major drainage work and some major improvements in the park that was already there at the intersection of Toomey Avenue and Remount Road. That the West Morehead section, which is not a residential project, they have not accomplished very much by the way of improvements for residential streets; they have acquired a great deal of land there and are very much involved in relocation; but those activities are not complete and do not show. They merely show street work on some of the periphery streets. In Third Ward, they have completed some street work, some drainage work and established a small park and have built a parking lot at the end of First Street, primarily for the purpose of serving the Reverend Frazier Park, which is across Irwin Avenue there. In the Cherry Section, they have done

some work in Morgan Park and some minor street work. The minor street work is going on in Cherry because they do not have a plan completed there because they are working with the Cherry Community Organization to prepare one. At Five Points, they have completed only one section of sidewalk and that was done in the first year. The reason for this is that the major activity to take place in Five Points has been planned to be in the last three years from the very beginning. So, they have gotten started with a number of activities in there; they just did not show them because they are not complete. There is some land acquisition that is taking place for a park which will be established up in the northwest corner of the park.

Mr. Sawyer illustrated the additional activities with slides. He pointed out a street in the Third Ward Area and stated this is what a new street looks like when it is completed, showing the curb, gutter, street, sidewalk and trees that have been planted along the street. That this is the standard they work toward in the neighborhood. He stated a few sidewalks have been constructed in Cherry, an example of storm drainage in North Charlotte, seen on the map at Spencer and McDowell Streets; they have completed the Amy James Center, consisting of a neighborhood center of park and recreational facilities which have been completed and occupied for almost over a year. He mentioned the pedestrian bridge which was built in Third Ward, over Irwin Creek, to give access to the Reverend Frazier Park. That they have constructed several mini-parks in North Charlotte, showing one at Charles Avenue. He stated the therapeutic leisure recreation program, located at Belmont Regional Center, provides a one-on-one group instruction, designed to teach developmentally disabled youths how to make constructive use of their leisure time. The Introduction to Music Program which is carried on by the Community School of the Arts, located at Spirit Square, provides basic musical instructions designed to expand cultural interests and develop the musical abilities of pre-school and elementary school children. The Youth Services Program, located at the Johnston YMCA in North Charlotte, provides membership, special recreation and sports activities for North Charlotte youths and their families. The Health Medical Program provides, in CD churches and Neighborhood Centers, and at times in the resident's homes, screening for glaucoma hypertension, heart disease and diabetes. The Hornet's Nest Girl Scout Council provides, in churches, in the homes of Troop Leaders, and several camp sites, educational, recreational and cultural experiences for CD Area girls and adult volunteers.

He stated City Council has held a number of public hearings over the past three (3) years to involve citizens of Charlotte in every phase of the CD Program. In addition to the Council Hearings, they have held several hundred neighborhood meetings in their efforts to involve residents directly in the planning for their neighborhoods. That Grier Heights' Beautification Day was a day in which the citizens of Grier Heights, in cooperation with the CD Department, Public Works Department, the County Agricultural Extension Agency collected and picked up trash, washed the streets, planted trees and shrubs, in an all out effort to boost their community and improve the appearance of their neighborhood.

That rehabilitation in North Charlotte shows the exterior and then the interior of homes in North Charlotte which have been rehabilitated through the use of a Rehabilitation Loan and Grant. The economic development revolving loan fund has provided a plastering contractor with capital for bidding on a contract to work for the City; a small business management training class, sponsored in order to improvement management skills of business people, is being carried on under a contract; the relocation of a Community Development Neighborhood homeowner, who lives in one house before it was purchased by the City and boarded up, remained a homeowner and moved to 2201 Ablewood Drive, in the West Charlotte section of the City. He showed an interior view of that house.

Mr. Sawyer stated with these reminders they just wanted to remind Mayor Harris and members of Council, that the Community Development Program is a program for conserving and for rehabilitating our declining neighborhoods and establishing communications. That they think and hope they have good relations between local governments and people living in these neighborhoods by working to achieve mutually agreed upon goals and objectives. The CD Program's potential for conserving neighborhoods involves more than just bricks and mortar for rehabilitating

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houses: it also improves the social and economic opportunities for the residents and provides some of the facilities and amenities that improve the quality of life for the neighborhood residents. He stated they hope the brief remarks about things that are happening daily in the CD Program will help Council during the rest of the evening as they hear from citizens about the progress and performance of the program.

MAYOR LEAVES MEETING AND MAYOR PRO TEM PRESIDES.

Mayor Harris left the hearing at this point and Mayor Pro Tem Chafin presided until a time noted later in the minutes.

Mrs. Henerietta McDowell, 525 Spruce Street, Wilmore Neighborhood

"We have some concerns in our community. We have had some assistance from the NIP program and the CP program; however, it's been very little. That's why we're here again tonight.

We have some streets and sidewalks, we have some pretty trees beside our streets which look very good, we did have some drainage on Merriman Avenue and we have some people - very few, though - who have got their homes in the green. But we have a pretty community. We enjoy our community, we are in the city, and we want our houses and we want our community kept beautiful, and we want to do something about it ourselves. So we've formed a committee. We have a Wilmore in Action. We're doing our clean-up. We're doing other things: we're going to call people in to see about street lights which we need very badly in a lot of sections of our community. And we do need the mini parks.

And we do need the mini parks. We've got a park down on the lower end of Spruce Street that needs improvement. There is not enough down there for the children on that side of town. However, there on the other side of West Boulevard our children will have to walk across that busy street to get to the park, so we need mini parks so our children will stay out of the street.

We have vacant houses that have caused hazards in our community. There's one on about every street - growth of trees and the children will play in there - and that's dangerous. People who are from outside our community come in and hang around. The grass and all this is not cut with rats and snakes and I don't know how many other things, and we want some help from the City. This doesn't attract buyers to our community, and we would like some help on that. We have some grants - we have discussed this with our committee, about the grants - some houses have been fixed, but oh so many more need it. And there are older people, retired people, young people that are buying the older houses, but there's just not enough money to provide for your family and to do the house. You want to stay there. That's why we have so many people outside the community, out in the suburbs, and we want some people inside, so we want to stay where we are. But we can't when our houses are falling down and we don't have the money to repair them. So that's one of the greatest things that Wilmore community wants some help on.

Ms. Barbara Neely, 1448 S. Church Street, West Morehead Target Area, Third Ward Steering Committee

"We, the Steering Committee of the West Morehead Target Area, are very concerned about some of the residents in our area, and we would like to express some of the following concerns that we have about our neighborhood:

We feel that the priorities should be changed to reflect a better and easier process of relocation.

We will be formulating a priority list based on types of individuals in households as well as conditions of structures and we would like you to use our information concerning this. We would like CD to contact the first 10 clients on the priority list and give them some time frame as to when they will move.

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We are greatly concerned about the relocation process, for example:

We need to know how often relocation officers should and will be contacting clients.

Duties of the Neighborhood Relations Person - if there is one assigned to the West Morehead Community and is he or she responsible for informing the community about relocation plans?

Is there a definite time span for clients receiving relocation benefits after they have been moved? Former residents have stated they have had time delays in receiving moving expenses (fixed payments) as well as rental assistance payments. These delays have been from two to 11 weeks.

The Third Ward Steering Committee went door-to-door and did a survey. We found out that:

40% of the residents on the priority list have not been contacted by the Relocation Officer.

27% of residents have not been assigned a Relocation Officer according to our survey.

From January until October 1, 1978 an average of one family per two weeks has been moved. We would like to know why.

Our survey shows that the number of individuals in a household is 5.25, with numbers in households ranging from 1 to 14.

60% of the households contain elderly people.

There have been quotes that one resident had been shown up to 40 homes, but we know that's not true. It may have been 19, but not 40.

We would appreciate any information that CD would share with us concerning the relocation process."

Mr. Nathan Davis, 1448 S. Church Street, West Morehead Target Area, Third Ward Steering Committee, did not appear.

Rev. Paul Horne, 719 E. 36th Street, North Charlotte Area

"I am speaking for the North Charlotte Action Association with regard to the loans and grants. Mr. Max Webb will speak with regard to physical improvements in our community.

While there are those who are well pleased with the work the contractors have done for them, there are also those who are displeased with the work the contractors have done. We thank those contractors who have taken their responsibilities seriously and have done quality work with the monies provided. We are distressed by the work of those contractors who have done shoddy work and refuse to correct it. We have sought to get the people affected to complain again, but they say they are fed up with trying to get the work done by the contractor, and the homeowners then go pay for the corrections themselves out of their own savings.

There are also those contractors who supposedly find problems overlooked by the building inspector and tell the homeowner they will fix it for a certain amount and then half fix it and take the people's money, refusing to come back and finish the job. Of course this means this is out of your hands since they had contracted separately from the City's responsibility to do this.

Our contention is the Building Inspector should have found the rusted-out pipes, the rotted boards, the bad commodes and the like before the contract was drawn up. So once again the property owner is taken advantage of.

There are those property owners who have borrowed money to have work done; who have pleaded with the contractor to do a good job, finally asking the contractor to leave, and have paid for the work to be done decently by qualified contractors. The hassle with the unqualified contractors was more than they could put up with.

While those specific cases which people were willing to complain about personally and seek relief for have been corrected, the thing that disturbs us most is that the contractors in general are not being made to do the quality work they should do. Such careless and poor work will only bring about a faster deterioration of those homes where shoddy work has been done.

We have sought to get people to come tell of the good and the bad, but some are afraid of reprisals, others say "I've done all I'm going to do - I'm not going to fool with it." Where we can get those who are direct participants to speak on the matters stated above, we shall do so. However, we shall continue to speak to you when necessary concerning these matters, and keep you mindful of your responsibility to see that the work that is done is quality work for the money spent.

On the brighter side, we have a successful hot lunch program, and we invite everyone to come out and see it."

Mr. Max Webb, 1725 Academy Street, North Charlotte Area

"I am President of the North Charlotte Action Association, and this is one of the few times that I've ever been up here able to commend the City agencies for their work.

I would like to thank you for this opportunity to express my opinion on the progress and performance on work being done in the North Charlotte community. My statement to you relates to physical and capital improvements. I commend those who planned and have seen to it that the work was carried out in a professional manner.

Because of this effort by the Community Development Department, I and many others see the change in appearance which has greatly improved our community. I'd like to mention some of the things which have been done, and also to thank the individual contractors for a job well done:

In our community we have had four or five drainage projects. Two of these were major and consisted of moving a lot of earth and installing drainage pipes. We feel that this was done in a workmanlike manner and it has good results - we no longer have our swamps and mosquitos.

We've had paving of our streets. This was a necessity because of neglect over prior years - perhaps 50 years. We've had dirt streets graveled in, and now we have top quality asphalt.

We also have sidewalks, curbs and gutters.

This program has provided us with two mini parks. All of you are familiar with these. They're a place for kids to go out and exercise their muscles and use up some of their energy, and we hope it will be to their benefit, to keep them off the streets and out of trouble and make life more enjoyable for all.

We've had many trees planted. Some of these trees have died. The ones that survived need a little help if they're going to continue to survive.

There is other work underway in the Bearwood Park Project, and a study is being made to improve the lighting of our streets.

There is one suggested project that has been slow in being implemented. That's the North Charlotte business community and its revitalization. This is between 34th and 36th Streets on North Davidson. A successful effort here would greatly stabilize the community. We are working with the business community to help bring about this improvement."

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Mrs. Pauline McLurkin, 301 Mill Road, Five Points Area

"We want action taken on the physical improvements for the area. Prior to any action, we want the community to be brought up to date on the proposed plans to be certain the long term goals of the community and the City are the same.

The hot lunch program for the senior citizens and the Enrichment program for the children have been very successful. We recognize these as a beginning for social programs within the community.

We have elected new officers within our community organization with representation from every sector of the community. We meet on a regular basis, once a month. Community development is responding to our organization's efforts toward a safe, desirable neighborhood. We feel we're in the process of building an effective, mutually beneficial relationship."

At the conclusion of her remarks, Mrs. McLurkin, in response to a question by Mayor pro tem Chafin, said that she was elected president of the Five Points community organization.

Mr. Malachi Green, 825 Cates Street #A, Third Ward

"I come as a representative resident of the neighborhood known as Third Ward. We deeply appreciate the opportunity to appear before you and to report back. In many ways the Community Development Department has done a commendable job in facilitating the revitalization of our neighborhood. The dedication of the staff in our area is apparent.

However, bureaucratic inertia in many cases has slowed down the pace of rehabilitation of houses. The entire process by which residences are acquired then reconstructed is in serious need of revamping. Correction of this one phase of the program will immeasurably speed the revitalization process.

Further on the subject of physical improvements, it's time to get on with the planned improvements to Cedar Street. The structures, most of which are unusable, need to go. Improvements to the roadway itself must be given priority, and there is a serious need for a better storm drainage system at the corner of Cedar Street and Trade Street. We understand too that the planned improvements to Cedar Street were put off by previous Council action - not this Council, but prior to the seating of this Council. So you need to take that into consideration. Cedar Street needs to be improved drastically.

When one considers the fact that our neighborhood is transgressed by three semi-expressways, then notes the number of children in the community, the need for a recreation facility with supervised activities becomes eminently apparent. Such a facility can also serve as a focal point for other community activities such as the activities of a senior citizens' center - in addition to the fact that there is but one meeting place in the Third Ward community, and that is the Mt. Moriah Baptist Church there at the corner of Cedar and Trade. We need a community facility.

The staff of the Community Development Department's Third Ward Site Office understands these needs and has been working with the community people toward developing responses to these needs. For the most part the services offered to the senior citizens are of high quality, but there is a need to expand and improve them. Care should be taken in this regard to make certain that equal employment opportunity truly prevails in the service delivery contractors' operations.

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The children, though, are our future. The enrichment opportunities should be broadened. What is here currently is good, maybe even better than good, but the existence of a new day in educational quantification mandates an even greater commitment to the tutorial aspects of the education-related programs in the target area."

Mr. Dick Richardson, 201 West Morehead, Third Ward, did not appear.

Ms. Mildred Baxter Davis, 916 Westbrook Drive, Third Ward, did not appear. Her statement was read by Mr. Malachi Green.

"I would like to submit the following observations of the Community Development Program.

Physical improvements: We want to thank you for the new sidewalks, curbs, work that was done on drainage and also the new trees. The beautiful area that connects Westbrook Drive and Greenleaf Avenue makes it much safer for drivers. Also the bridge makes the park more accessible to the people in the community. We are particularly waiting to see some action on the blighted condition on Greenleaf Avenue where you have boarded up houses that you will sell, where grass grows as tall as some of the houses along the 800 block of Westbrook Drive that runs into Cedar Street. This is a disgrace to the Program. We hope that when you move other units on property that you as City Government can come up with a plan not to let the houses sit on the site as long as the units that were moved on McNinch and Westbrook Drive. They are beautiful now, but they stood 18 months before anything was done to them. We also know that when units sit unoccupied for long periods of time it makes for rodent infestation. We hope that you will consider these things in your next year's planning.

Rehabilitation: We, the residents of Westbrook Drive, feel that the Rehabilitation Loans and Grants are a good thing because most of our people used them to rehabilitate their homes, with such things as new roofs, furnaces, painting inside and out, new carpeting, new driveways - all these things have enhanced our neighborhood and made it a beautiful place to live after Community Development did all of this work. Most of the neighbors keep their yards up by cutting the grass and planting flowers and shrubbery. Without the Rehabilitation Loans and Grants most of these houses could not and would not have been rehabilitated. We invite you to come out and see what has been done. We think it is great! We also note that rehabilitation work has been done on Victoria Avenue, Grove Street, W. Fourth Street, Sixth Street and Irwin Avenue. This should be continued. We in the Third Ward Area are just as proud of our Area as Fourth Ward. That is why we are asking for the Rehabilitation Program to continue, because we know this is good.

Social programs: Chore service is good as we have many senior citizens and widows who need help. The hot meals program is needed and is used greatly. If senior citizens could be served in the Third Ward Area due to the long wait, bad weather and having to climb up into the high buses, this would employ many people from the Third Ward Area. Gethsemane AME Zion's tutoring program is also very good. We need more of this type of program. As you know from the schools' competency test, we need this. If we had a recreation center we could have some arts and crafts, a place for hot lunches, a place for our senior citizens to have some health care service in this area. If we could get one of the large houses that the City also owns, it could be made into a center. We could also use some of the area people to work on this project with employed and volunteered help.

Jobs: The youth and adults of the Third Ward Area are underemployed and there are many reasons for this. We sincerely need all the help we can get in improving the deplorable situation. We feel that we have not gotten the full benefits of the services of Manpower even though large numbers of our residents have been there for jobs and they were interviewed. This service could be greatly improved."

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MAYOR PRO TEM LEAVES MEETING AND COUNCILMEMBER GANTT PRESIDES .

Mayor pro tem Chafin leaves meeting at this time, and Councilmember Gantt presides for remainder of session.

Ms. Barbara Simpson, 331 Gene Avenue, Grier Heights

"I am Secretary of the Grier Heights Community Development Steering Committee. I, along with four other Steering Committee members and residents will speak about the City of Charlotte's Community Development Department's performance and progress in our community. We will each speak about a particular component of Community Development, with summation and general comments upon conclusion.

I would like at this time to speak about the performance and progress of the Relocation and Economic Development component of C.D. I would like to say the relocation of some 120 families, 6 businesses and one church was performed and progressed well, with the input of our Steering Committee, requesting that those residents who so desire be relocated back into our community. Being aware of the delicate process of relocation, we are glad to report a substantial number of residents still reside in the area. Your Economic Development Section we feel has yet to receive a performance and progress report, because our long awaited Community Shopping Center has yet to start construction. We do commend this Section and its area representative for helping establish a Community Corporation that will construct and own this facility. In conclusion I would say your Relocation and Economic Section has performed and progressed well in the Grier Heights Community."

Ms. Lilly Hendricks, 232 Orange Street, Grier Heights

"I am a member of the Grier Heights Steering Committee. I would like to report on the performance and progress of Community Development's human services and rehabilitation programs.

A number of human services programs are currently operational, at this time, in our community such as hot meals for the elderly, enrichment programs for school age children and others.

Our evaluation of these programs to date indicates that the services are meeting the needs of our citizens. The service performance of the agencies which administer these programs has been to date acceptable to our citizens.

The progress on the rehabilitation of housing is moving along. To date, 82 houses out of the 272 inspected and found to have violations, have been rehabilitated. 56 structures were completed without use of CD funds. To date work is underway towards completing an additional 55 structures.

We will continue to monitor the performance of agencies, contractors and others who are responsible for assuring that progress is made in the human services and housing rehabilitation areas."

Mr. A. E. Grier, Jr., 2720 Monroe Road, Grier Heights

"I would like at this time to comment briefly on the performance and progress of the Physical Improvement Division of Community Development as it pertains to the Grier Heights Community.

Let's refresh our memory for a few seconds and go back to August, 1975. During that month and year the Grier Heights Community Development Steering Committee submitted to Community Development what we considered was our community's version of a Comprehensive Physical Improvement Plan. The list contained some form of physical improvements for all streets in our community which were, or still are, in need of them.

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It is now some three years later and we can say some improvements to some streets and drainage areas have taken place. We have 20 or more streets in our community and they all are in need of improvements of some kind. We are pleased with the newly constructed streets and improvements to old ones that are already completed. A good performance and progress status does apply to these. With the amount of funds appropriated for our community, we feel it would also be appropriate to say, there still exists a need for additional physical improvements, and we do look forward to them."

Mr. James K. Polk, 316 Gene Avenue, Grier Heights

"I suppose my responsibility is to summarize for our community. You've heard three representatives from our community speak about the progress and performance of the Community Development in our area. I suppose that we could say that Community Development should receive a rather high mark for its performance in the community. We are relatively happy and quite pleased about a number of things in the community. I think those have been already mentioned. I think that there are yet a few things that we need to give some consideration to.

In general, the staff of the Community Development Department certainly has provided opportunities for the citizens to participate in the decision-making process. We have had that opportunity and it has worked out quite well. For example, just recently the Beautification Committee met with the Landscaping Department and made decisions about where trees would be planted, shrubbery, etc. This is the kind of effort that we like to become a part of, making those decisions which affect our community, and we hope that that will continue.

We mentioned the shopping center - hopefully that will be off the ground very soon, and I'd like to remind you that that is a community effort by community people. That's part of the free enterprise system that we foster and maintain in that community.

One important thing was mentioned by Mrs. Hendricks, that some 56 houses were rehabilitated without CD funds. We're not sure exactly what this means - whether this means that the CD staff has done an excellent job in getting people to do work and pay for their own work, or whether this means that they really don't care to be bothered with CD staff or to use CD funds. I'm not sure - maybe Mr. Sawyer would have an answer to that.

But anyhow, the work has been accomplished and we're quite proud of that. We do feel that we need to expedite that kind of effort because we have been somewhat slow in reaching that goal that we set for ourselves. We like to look at milestones in terms of the total goal - when we are going to completely rehabilitate all the houses. But we're not there, and we think we need to give some effort and thought to trying to progress more expeditiously. We are in general very pleased. We're very fortunate to have some good people and a person like George Wallace working with us on a daily basis."

At the conclusion of Mr. Polk's remarks, Councilmember Gantt commented on the 56 homes mentioned by Ms. Hendricks and Mr. Polk which were rehabilitated without any government assistance. He wondered whether they were eligible for it, and he'd like the Council to check into that to see just what did happen there. It may be that some of CD's programs stimulated other people to act who really didn't want to be bothered with the CD program or in fact just wanted to help pick the neighborhood up. It would be good if the program had that kind of beneficial impact. He hoped they could find out if those involved had been eligible for grants, but wasn't sure they could do anything now that they had already spent their money.

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Mr. Bob Draper, 3447 Marvin Road, Grier Heights

I am Vice President and General Manager of the John S. Proctor Company, a property management firm located in Grier Heights. I do not live there; I work there eight hours a day, five days a week. I don't know whether I'm overly qualified to speak on how well Community Development's done, but as a member of the Steering Committee in Grier Heights and the Beautification Committee for 10 months now, I can honestly say that Community Development is doing its job. As many people before me have stated, there's a lot of work that's been done and a lot that needs to be done.

Ms. Janie Tucker, 1412 Baxter Street, Cherry Area

In order to see what CD has done, it's necessary to see briefly what the Cherry Community Organization has done. Analysis of the CCO action since we were incorporated in December, 1977:

1. The demographic survey - this particular survey was conducted to get the pulse of the neighborhood in Cherry community. And I'd like to say that the pulse beat was rapid. We found that the people in the Cherry Community Organization wish to stabilize Cherry; they love Cherry. They realize that it is a beautiful area and they are anxious that the houses very soon will be rehabilitated.
2. We've been doing a weekly training session with the area captains.
3. Orderly information disseminated by area captains.
4. Acquisition of properties located at 220 and 633 Torrence Street.
5. Ratification of the CCO bylaws.
6. In process of establishing a business advisory board.
7. Meeting with the HUD officials discussing Cherry.
8. Gathering of tax information concerning property ownership.
9. Meeting with City Council over the use of general revenue sharing funds.
10. Tour of Cherry by City Council.
11. Fact-finding sessions with CD Department in regard to the resources to order and to develop our proposal.
12. Community participation meetings, one of which we held October 5, which was well attended. At this meeting we had overhead projection and graphic arts. Our CCO plan was unanimously approved by the Cherry community.
13. Our CCO housing stock survey is 95% completed.

These are some pluses or things CD has helped us with:

1. Assisting CCO to obtain an economic loan to acquire 220 and 635 Torrence Street.
2. Fact-finding sessions and discussions of CCO's plan which was approved by the CD Department.
3. CD assisted CCO with our housing stock survey contract with family housing services

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Here are some of the minuses - CCO thinks CD could have assisted us in the areas of:

1. A weekly training session.
2. More assistance to neighborhood-based organizations.
3. All of the items 1-13 above.

I'd like to mention that anything that's original or unique - it's an uphill climb, and we would like assistance from the Council, from Mr. Sawyer, and I'm sure that we will get help from the Council because there's a lot of work that needs to be done. When you're young and growing you do need help and I think we're being big in asking for help.

I didn't know we were supposed to tell about the houses tonight, but in November we will be back. We will discuss progress of the houses in Cherry, the good and the bad. "

Ms. Mary McLaughlin, 708 Baldwin Avenue, Cherry Area

"I don't have many words to add to what Ms. Tucker has said. We are working very hard in Cherry to maintain and fulfill our obligation. I know that you're probably wondering what's happened to our plan. We sat down to iron out this plan just as the contract was drawn up, a number of times, and it was rebuffed by Community Development because it wasn't in the proper words.

It has to be understood that any time you sit down and write anything, you have to write it in the language that the people that it concerns understand. We are not lawyers in the Cherry community, so we have to write it in our street language, our neighborhood language where the members of the community can understand it, because this concerns them. It doesn't concern three or four people of the community, it concerns the entire community. So when we present this to them they are the ones who have to ratify it, they are the ones who have to understand it. It has to be in their language. When this gets to CD it has to be revised. If we change it from what we have presented to the people, and change it to the legality that CD wants, that is fraud, because the people don't know what you are saying. It's the same thing that happened with this contract.

Now, we are married to CD, this is our husband; and regardless of the arguments that we have or the misunderstandings, they are going to be straightened out because we are headed in the same direction. We're going to walk this path together. We are working in Cherry, and regardless of whether the City Council thinks that we are slow - I've had people, other members of the community, ask, what happened to your community plan? So we're going to get this plan, we're going to get it together and we're going to work with CD. Now we've had meetings with Mr. Sawyer that turned out beautiful. But it's somebody, somewhere that's looking for us to stumble, and we're not going to stumble because we're walking with one of the main masters of the universe and we're going to make it."

At the conclusion of Ms. McLaughlin's remarks, Councilmember Gantt said that perhaps they ought to have one of those plain English plans. What really complicates things is all those lawyers. Maybe they ought to have two plans that do the same and say the same thing - they might learn something from that, maybe they'll understand what's going on too.

Ms. Linda Spencer, 747 Brookhill Road, Southside

"I am a member of the Brookhill Community Association and would like to report on the performance and progress of Community Development in the Brookhill-Southside Park Target Area. This report will be what has and what has not been done.

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Areas of improvements:

1. Families in the Southview area have been relocated and the area cleared of dilapidated houses.
2. Flooding problem near the South Tryon Street area eliminated.
3. Vacant lots on east side of Tryon cleaned off.
4. Cemetary in the Southview area cleaned off, but no fence placed around this cemetary.
5. Tyson Grocery was relocated into a new facility that we are all proud of.

Park improvements:

1. More lights for our park have not been granted, but hopefully by a recent request this will be done.
2. Landscaping for additional parking has been done.
3. Additional bleachers and picnic tables have been installed.
4. Trees for beautification have been placed throughout the Brookhill Community, but none for the Southside Homes area.
5. More play equipment for the Southside homes area has been installed, but none in the Brookhill Apartment area.
6. Our request for a new basketball court and tennis court was not honored.

Street and sidewalk improvements:

1. Sidewalks from Bank Street to Kennedy Jr. High were installed.
2. Miller Street extended to Toomey not feasible.
3. Push button traffic light at Baltimore and Remount hopefully still being studied by traffic engineers.
4. Sidewalks on Norfolk Avenue have been installed with new pavement.
5. Trucks and trailer movement rerouted from our community, this we are told is being studied in overall city study of truck routes.
6. All vacant lots with overgrown weeds and junk were cleared this summer by CETA workers.

It was requested that street and area lights be placed in the Brookhill Apartment areas where badly needed. We hope this will be done real soon. We did receive a fence along Remount Road to protect our children while playing in the park. A full time Coordinator to inform our residents of city functions we feel we have in the person of our Neighborhood Relations Assistant. Bethlehem Center received a Day Camp and Tutorial Program for area youth which we feel were rewarding to our children. The grant for Bethlehem Center Day Care Center was awarded and our preschool children are enjoying it now. Our request for a pedestrian walk-way over Remount Road was not done. An area manpower worker was assigned to our area. Street lights for Chicago and Miller Street are forthcoming, we hope. In conclusion, we feel that the performance and progress of Community Development has been good."

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Ms. Doris Stratford, 3444 Griffith Street - Southside

"I am the newly elected president of the Southside Resident Association. Unfortunately, I have not participated in the citizen participation part of community activities in past years, but would like to say that those things that I have observed and talked with fellow residents about have made a significant change for the betterment of our community. Your neighborhood relations assistant has been in contact with me and I look forward to helping plan for bigger and better things for our community throughout the duration of the Community Development Program."

Ms. Mary Dantzler, 413 Benjamin Street - Southside

"I speak tonight as a member of the Southside-Brookhill Community Development Steering Committee. I am delighted at the opportunity to come before you this evening and speak about the performance and progress of the Community Development Department. As a member of the Steering Committee, I would like to say the performance and progress of Community Development has been good to date with room for improvement. The various divisions of Community Development, such as Physical Improvements, Human Services-Rehabilitation, and Relocation-Economic Development, all have had favorable impact on our community. To be more specific, the relocation of some 120 families, 11 businesses, and two churches was carried out satisfactorily hopefully to all concerned. Your Human Services-Rehabilitation provided our community with social programs of immeasurable importance to our youth and senior citizens. The rehabilitation of our new homeowners' homes gave stability to our community. The physical improvements to our parks, streets, and drainage areas have made noticeable improvements to our community's appearance. I would like to note, though, we are still expecting additional improvements to our Community Park on Remount Road.

Even though I report to you to date that the Community Development's performance and progress has been good these past three activity years, we still look forward to having that resident participation in any and all plans for our community for years to come."

Ms. Dantzler asked all the concerned parents and residents of Southside and Brookhill to stand for recognition by the Council.

Ms. Dorethea Carter, 430 Remount Road - Southside, did not appear. Mr. George Wallace of the Community Development Department presented Council with a copy of her statement and asked that it be included in the minutes as follows:

"I have lived on Remount Road for 25 years. Never did I dream that this road, once named Shuman Avenue, would look so beautiful, especially at night, nor did I dream of having sidewalks. I am a native of Charlotte and to me the latest lighting or lights are the best yet."

Ms. Pearlina Bennett, 2817 Toomey Avenue - Southside Programs

"I am a resident of Southside Homes. I am not here to complain, but for serious things. I would like to take this time to speak on behalf of the kids-on-the-move program. I want you to know that for small kids it is a wonderful thing indeed for our area. We would like very much to keep it, for there are plenty of little ones that can gain a lot from it. As you well know, little ones are not always easy to handle, but love and kindness go a long way. The kids-on-the-move program for our area is just what it says - kids are moving fast and learning a lot. So by faith we as a whole would like to keep it, teachers and facilities and all. So to all of you, thanks for a well done job, and always remember: there is one who will stand by or with you any day, time or place, and say, there with the help of others goes a well taught child in more than one way, like kids-on-the-move of today.

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Just to name a few besides the committee, special thanks to all of you personally for a very wonderful job - we may give up but we will never give out - Ms. Deborah Ross, Ms. Barbara Smith, Ms. Jackie Grimm, Ms. Rose Teasley, Ms. Nancy Irving, and last but not least, Ms. Stanley Grimm."

Ms. Victoria Moore, 456 Remount Road - Southside Programs

"I thank you for this opportunity, and I want to say that in our center we have a lot of good things going, and I hope it will continue that way. For our home we need a lot of improvement. We need some steps and whatnot fixed. I fell a couple of times, and it was reported to the office more than a month ago.

I love my neighbors and I love everybody. I would like very much for us to have some improvement and some cleaning up down there on the corner of Remount Road and Baltimore. There's a vacant lot there and it's taking a chance to even pass that place. I appreciate speaking, and I want you to take that into consideration."

Ms. Carrie Graves, 2206 Farmer Street - West Boulevard, and Ms. Lucille McNeil, 3202 Faye Street No. 5 - West Boulevard, did not appear. It was reported to the Council that they were in Washington D.C. attending the Second Annual Conference of the National Community Development Task Force and were meeting with the Assistant Secretary of HUD. Council was presented with a copy of their statements and was asked to have them included in the minutes as follows:

"So sorry I couldn't be present to put emphasis on the West Boulevard Target Area. Ms. McNeil and I are in Washington at a conference for Clients of Legal Services. I'm also attending the Second Annual Conference of the National Community Development Task Force. And I'll have the pleasure of meeting with Asst. Secretary Embry of HUD.

I am speaking to you today to re-emphasize my earlier statements concerning housing and the upgrading of the West Boulevard Area. I am pleading to the City of Charlotte to take a real close look at housing in West Boulevard before we have another First Ward, Third Ward, or West Morehead, whichever you care to identify with. We need to start upgrading housing before we have more families being displaced and being forced to move from their neighborhoods where they prefer to live. We should pay attention to the problem now before it becomes a crisis. Also I know there are codes that could force land owners and business owners to keep their vacant lots and open areas clean.

West Boulevard is the first neighborhood that all the VIP's and visitors see when they come to our city by way of Douglas Airport. Along with building the new terminal and runway there should be an effort to make the ride down West Boulevard to the inner-city a pleasant and beautiful one. A beautification and horticulture proposal was presented to Council some time ago, last year (1977). The proposal would have offered training and jobs, plus a beautification project for the West Boulevard area. I urge you to take another look at this proposal. I understand it was a duplication of another project proposed for our community, and that a project was planned for our area. If this is so, when does the work begin? Will residents in the community have an opportunity to apply for the jobs?

I am also concerned about the enclosed bridge that was supposed to be a part of our safety features for the children crossing the creek to Amay James Recreation Park; and when will the trees that need to come down be taken care of? As I stated before, some of the playground equipment is too close to the trees. We feel that some of the trees need to come down for safety reasons.

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There are several other items that have not been addressed in our park. We also need signs visible to visitors. Are you going to build a swimming pool? Please don't pay anyone to do a study to see if one is needed - it is. I would be willing to bet that the utilities department could give us enough land for the pool and lockers to be built.

Let us not stop improving services and opportunities for the residents of West Boulevard. There is much to be done including a traffic light at Amay James and West Boulevard. We will appreciate being able to have the work in the park completed before the children are out of school for the summer. And please do something about the mini playground at the entrance of the park. It looks like an area for Count Dracula or the Killer Bees. The area needs remodeling.

It is strongly felt that the CD program is not offering enough economic development opportunities for citizens within the CD target areas. This is one of the regulations and policies that HUD strongly supports and recommends. Employment opportunities are not being offered to enough unemployed and there has not been an effort made to train and educate the unemployable. Many of these people have experiences that only need enhancement.

I deeply feel that there is a need for knocking on doors and stopping on the corners to truly help these people that are in need of services. We also strongly feel that any rehabilitation that is taking place within low-income areas or that CD moneys are being used for or any HAP monies, it should be assured that after completion of the rehabilitation, these dwellings be occupied by low income households. We would like to stress our concern for housing in the West Boulevard area and the economic status of minority business within our area. Also, the utilization of these resources to benefit the citizens within our target area and to stress the rehabilitation of existing housing to accommodate the need for shelters for battered women, group homes and the need of new construction. We also feel that the City and the CD Department should encourage the other human resources that are needed within our area. One of these is a senior citizens' center that would house the lunch program and other projects for our senior citizens. It could also serve as a day care for the elderly.

Amay James: When the City moved the Park and Recreation Department, we felt this would mean that the community would have a more positive part in our recreation center. We are still having problems with the available use of the center. The community has many activities that need the use of the center. The West Boulevard Coalition would like to use the center for fund raisers for our organization. We would also like to use the center for adult activities. We are still concerned about not being able to use our center on Sundays. CD regulations required the input of citizens in our community to spell out those things we felt a need for in our community. It is time for those needs to be recognized. Community Centers within Target Areas are unique in the sense of monies used to develop them. Therefore, unique needs are present to serve the people. We want more positive input into the use of the center. We are proud of the many activities that Park and Recreation offers to the youth. But we are still waiting for our opportunities for the adult community and our community organization. We spent many days and nights making plans for this center. We have offered our volunteer services for being responsible for the use of the center. We've asked for and were promised additional staff so we could keep the center opened longer and on weekends (Sunday evenings). We asked for stronger security and more lighting. We asked for transportation for our small children and senior citizens. We need the use of our community center. We need to utilize it for the community and not just as a beautiful show place.

YMCA Day Camp: The parents advisory committee of the YMCA Day Camp Program have concerns that the program is very much needed on a more in depth way, such as:

1. The use of Amay James or Barringer School. We need the use of classrooms and kitchen facilities.
2. Limit enrollment to 300 students. These students would be enrolled for the total eight weeks of the program.
3. Limit program to Jr. High and Sr. High students, also elementary school age.
4. Program should include credited tutoring programs recognized by school system. There are many of our junior and senior high students who must attend summer school. These students are usually unable to participate in the summer employment program. Referrals could be furnished by the area schools.
5. Make use of teachers and subs, students from JCSU and the Black Studies Department of UNCC or CPCC.
6. Purchase of buses or vans for the program to be used for the West Boulevard area year round.
7. Two four-week pre-training periods for persons to be employed by the program.
8. The CD Department and Council encourage the participation of the schools' hot lunch program to continue throughout the summer program and to move the serving of lunch to 11:00-1:00 or 1:30. The lunch program begins serving at 10:00 which is too early.
9. Employment be encouraged for residents of the West Boulevard area. Recruitment be started at an earlier date, at least one or two months prior to beginning the program.
10. All persons employed be at least 18 years old or a senior in High School.
11. The program is given enough funding to hire a full-time co-ordinator and director and also supervisor for recreational activities.

West Boulevard Coalition: The West Boulevard Coalition is very appreciative of the past performances and relationship we have with the CD Department. We are very proud of our Recreation Facilities and staff at Amay James Center. We are equally proud of the Directors and staff at the Human Resource Center. There is something for everybody. Thanks for the sign on West Boulevard. However, I have been in contact with citizens within our area and there are several concerns within our communities. They are as follows:

1. The removal of more trees from the Amay James Park area.
2. The replacement of some playground equipment. (I have pointed these items out to the Asst. City Manager and others.)
3. Signs throughout the park.
4. The rehabilitation of the small area of park at the entrance (removal of tree stumps, need equipment box, area needs cleaned out).

- 5. Completion of ball fields, also need benches. Need soccer net.
- 6. More lighting throughout park.
- 7. Additional tennis courts.
- 8. Skating rink.
- 9. Swimming pool.

Rehabilitation program:

- 1. It is felt that the CD Department should begin to get an upper hand on housing within our area, before we have the same kind of situation that has happened in West Morehead, Brooklyn and First Ward. West Boulevard should be included as an NSA to help in the housing area.
- 2. Studies in our City prove there is a need for shelters for battered women and abused children. We recommend that at least two or three houses be purchased and rehabilitated for this purpose. These shelters could also serve as voter education and registration offices. Also should be included is group homes for the handicapped, halfway house for ex-offenders and the drug addicts and alcoholics. These facilities could be utilized through existing agencies within the city. There is a great need for decent shelter for the mentally and emotionally disturbed. We've had numerous coverage in the media concerning this horror. We can make use of housing within CD areas for these very needed kinds of housing. These suggested areas are supported by HUD regulation 570.202. which reads as follows:

(2) Residential facilities, including group homes, halfway houses, and emergency shelters, for example a group home for the handicapped or a temporary shelter for battered women may be provided through acquisition and rehab of properties for those purposes. CD grants must fulfill objectives such as adequate housing, a suitable living environment and expanded economic opportunities for lower income groups.

Economic opportunities: There are minority businesses within our area that have resources and services which could be contracted through CD for the benefit of residents within our community. Example:

- 1. Magnums Barber Shop: facilities for classes in nutrition, body building, weight reductions. This to my knowledge is the only black business of this type in the city. These services are greatly needed in our community.
- 2. Tommy's Restaurant: Mr. Tommy Davis offers classes in catering and bartending. With the recent referendum being successful and the great expectations for the economics of our city, Mr. Davis offers a great service for the residents within our CD target area. Several women have expressed a desire for these classes. It offers great financial opportunities for these women.
- 3. There is a great need for lab training-placement center - a center offering training in marketable skills. There is land available within our area. Some owned by the City. In talking with residents there is a need and a want for training. But there also is a feeling that people want to be trained in areas where there is a need for employment and attractive wages, that would enable them to afford the necessities of these families. Our City has a great need for a vocational and technical school.

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These opportunities are greatly needed within the black community. Within any facility such as this there should automatically be included day care and after school care for the encouragement of students who are parents.

4. Recreation - sitting parks:

1. There is an area beside Little Rock Apts. that needs to be utilized into a ball field. This should be used year round in such sports as football, baseball, soccer and basketball. This kind of area would only need a water fountain, rest rooms, bleachers and lighting.
2. There are vacant areas that could be furnished with benches, water fountain, picnic tables for people within the area to go who may not want to be around lots of children such as at Amay James, Dalton Village, etc.
3. A PAL facility within the area. This would continue to give police support to the area. This would further the need for better communication between citizens and law enforcement officers. Since there are many of our children involved in the PAL we should make the necessary facilities available for a much more effective means of helping with our children.

Supplies and equipment needed for office of West Boulevard Coalition:

Chairs	Furniture for private counseling room (including hide-a-bed sofa)
File cabinet (large)	Wall pictures
Typewriters (2)	Stationery (1 yr. supply)
Typing paper	Legal pads (1 yr. supply)
Desks (3)	Folder files
Book shelves (1)	Telephones (4 - service for 1 yr.)
Books	Trash cans
Tape recorder	Waste baskets
Chairs	Brooms
Furniture for reception area	Mop
Refrigerator (1)	Water and utilities for 1 yr.
Stove - Washer - Dryer - Ironing Board	Supply of: Hot & cold cups
Dinette set	(1 yr.) Napkins
Curtains	Paper plates
Window shades	Forks & spoons
Maintenance supplies (1 yr. supply)	1 Component set
Kitchen utensils	1 TV set
Set dishes (1)	\$100.00 food order for 52 weeks"
Glasses	
Silverware	

The statement of Lucille McNeil was presented to the Council as follows:

"I would like to submit the following observations of the Community Development program as it relates to the West Boulevard target area:

I. Transportation: There is a dire need for additional transportation services to and from the Amay James Human Resource and Recreation Center. For example, the City bus only runs to selected areas of the West Boulevard target area during peak hours only. This means that we have to leave home at an early hour to arrive at the Center for an 11:00 scheduled appointment. We have to sit and sit and wait. Our time is as valuable as other citizens'. I understand Neighborhood Centers have vehicles; the need seems to be for more drivers, not vehicles. What good are vehicles without drivers? The senior citizens of this community experience problems in attempting to schedule trips to and from various appointments, such as having to schedule appointments three days in advance - that's not

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always possible when on the day of your appointment you are scheduled for another visit the next day. I would also like to make you aware of the fact that it is very difficult for senior citizens to step up in the vans. The vans should be equipped to accommodate us as well as others.

II. Youth programs: There are many, many children in the West Boulevard area. There is a need for an out-of-school program to keep these youth constructively involved. We need a program funded to serve a minimum of 500 children which will last the entire summer.

III. Social programs: I feel the need to share the following observations with you regarding the hot meals program at Moores' Sanctuary AME Zion Church.

The transportation is bad - there is no definite time we can expect to be picked up, some days it is 10:30 am, others 11:30 am, etc.

The contracting agency is playing games with the on-site personnel; for example, all new positions have been filled with new people. There seems to be no career progression for old staff or for target area people. Last, I would like to point out that we, as senior citizens, are expected to follow a schedule and consequently we expect to have a schedule followed. For example, we need our checks cashed when we receive them and we need to shop for food at that time also.

IV. Future services to West Boulevard: Will there be additional money for the West Boulevard target area? We in the Little Rock Apartments need it so very much. There is also an area that has been totally overlooked, that is Capitol Drive and Seymour Drive. There are no parks for the children, absolutely nothing.

I hope you seriously consider these observations, be kind enough to respond to them, and I thank you for your time."

Mr. David Cox, 4239 Waterbury Drive - Grier Heights

"I am speaking for my mother, an 82-year-old widow who is physically handicapped and living on social security. This could be called a protest and a request regarding the rezoning to residential of her lot on old Monroe Road at the railroad underpass earlier this year.

This property is suitable only for business. It has been appraised for taxes as commercial property, and taxes have been paid for 16 years on this basis. It has no value as residential property, but was appraised for taxes at \$24,850 as commercial property. It was appraised at \$35,000 for my father's estate inheritance tax.

It's my opinion that the City, with its power to rezone and devalue, should at least purchase the property at the figure on which the City and County have been taxing it. I urge the county and CD to consider this request and act on it fairly and justly to rectify this situation."

Councilmember Gantt inquired about the situation and it was suggested that Mr. Walter Phillips might speak about it later in the meeting.

Mr. Fred Mullins, 1432 East 7th Street

"I know a lot of you here are probably familiar with CBS Realty. We are doing in Charlotte a lot of the same thing that the City of Charlotte is doing, as far as remodeling homes and selling them to low income families, and making them homeowners.

I would like to bring your attention to an area that is located southwest of Charlotte that is being used for a storage area - it has dirt, stone, broken concrete; just about anything you would want to name is being dumped

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on this property. It is located at the intersection of Remount Road and I-77. Toomey Street runs off Remount Road and this dump is located at the intersection of Toomey Street and Chicago Avenue. This property not only looks bad to the public, but it is also unhealthy. There are rats; mosquitos breed in this type of debris; it looks much like a garbage dump. The general public is using this for dumping all sorts of materials.

The homeowners of that area, who live on Chicago and Miller Streets, have asked me to come and speak for them at this meeting and let you know their feelings on this. They would like to get this thing cleaned up. These homes located on Chicago and Miller Streets are low income; they range from \$14,000 to \$16,000. They are small homes but the people are proud of them. We had 37 of those homes at one time and there are six of them right now - the residents have purchased those homes and are living there. There are about 12 more on contract, so those streets - Chicago and Miller - are really looking good.

Shortly after CBS Realty purchased these homes, I contacted the City Park and Recreation Department and talked with Mr. Ott and he promised that he would remove this debris within three to six months. So far there has nothing been done about it, and it looks like there is more stuff being dumped there." He supplied Councilmembers with photos of the area.

"I have also spoken with Mr. Leeper and he is familiar with it and has been out and looked at the dump. He has also looked at the holes on Chicago and Miller Streets. If you can help us and those folks out there, it certainly would be appreciated."

Councilmember Leeper stated he is not sure if Mr. Burkhalter has received the most recent report, but Mr. Stuart called him the other day stating he had an updated report that would be out in six weeks. He has asked that someone get in touch with him in six weeks and inform him of the progress that has been made. That hopefully it will be cleaned out in six weeks.

Councilmember Gantt asked if this is construction debris that the City is dumping on its own property? Mr. Leeper replied he thought it was the cleaning up of the Southside Park - they were cleaning that area up and dumping it out behind where it could not be seen. That the people who are buying those homes out there can see it and it is really a sore spot for that whole community. Replying to another question from Councilmember Gantt, he stated that the report he got was that they are using the dirt and concrete for some creek banks that they are building up; that as they find things that might need building up they are using it. But, he thinks they are going to have to do something else with it if it cannot be moved in six weeks.

Mr. Walter Phillips of the Community Development Department spoke to the problem related by Mr. David Cox, stating the Cox property is located at the intersection of Monroe Road and Dunn Avenue. The plan for the area called for that portion of the project to be stabilized as a residential community. Even though it was zoned for business, there was no business located on that particular tract.

Mr. Cox confirmed that this was correct, but sale of the property has been attempted.

Mr. Phillips reminded Council that the City purchased the lumber supply business in the very next block to also continue the stabilization of the community by converting to residential use, so that the effort is to stabilize the whole Grier Heights Community by converting some of the non-residential to residential or office space use.

Councilmember Gantt asked if when Council approved the plan for that area did they approve the change in the zoning of that property from B-1 to residential? Mr. Phillips replied they approved the proposed rezoning and then

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at a later time rezoned it through the regular process.

Ms. Janie Tucker wished to add something to her report. Concerning the Cherry Community Organization's housing stock survey where 95% of the houses were completed, she wished to bring to the Council's and Mr. Sawyer's attention the fact that no money has been paid to the contractor. The \$10,000 had been approved through Council. She wished to know how to get the money as quickly as possible to the gentleman who was doing the survey. Councilmember Gantt replied that she should discuss it with Mr. Sawyer.

Councilmember Carroll said that Ms. McLaughlin was very eloquent about it, but he thought that the important thing that the neighborhood group was saying was that it had gone out and shown a tremendous energy in bringing forth a plan and developing a contract and getting that contract 95% performed, and that they need their husband's help in getting through the red tape and making sure the contract gets paid. Evidently they haven't been paid now.

He added that, besides putting their plan in, maybe the Council needs two sets of languages, or whatever is necessary, but he thought it was important that the Council staff worked wholeheartedly to support the efforts of the community and try to carry the procedural burden that they all know they have with HUD sometimes to get these things done.

Councilmember Locke said that this was the most unusual Community Development Hearing she had ever attended. The Council started these hearings four years ago, and has always had people come and tell what they want, and how they wanted it done ad infinitum, all night long. She recalled that at the first hearing there were 300 people, and it was the wants and needs of the community. Tonight it was the Mutual Admiration Society meeting and she was sure that the next meeting would not be this way.

Councilmember Leeper stated he was like Ms. Locke and the rest of the Councilmembers - somewhat confused. It seems that Cherry is the only one that really has some problems in getting the community off the ground; that he was not saying that negatively, but he thought it was good - good for him to know the problems, and it was probably good for the rest of the Council. He was not sure he had heard all the problems or real concerns, and that concerned him a bit. Besides that, it was good that Council was doing some things, making some progress in many of the areas they had started in.

Addressing Mr. Sawyer, he recalled that as the person from the Brookhill community was introduced, he had said "Southside" and she had responded, "No, I'm from Brookhill." That he thought that area had been a CD target area and had always been identified as Southside Target Area. Perhaps that is something they might have to look at in the future, and consider Southside the Brookhill Target Area and the Brookhill the Southside Target Area, so that when they began to make decisions about other plans that affect the community, they can keep in mind that that is the target area in that area and make decisions accordingly.

Councilmember Frech stated she found the meeting interesting also. It is good to hear that people are happy with the progress that has been made, though she had to agree with Councilmembers Leeper and Locke that surely there were more comments and more things to be said that were not heard. To some extent, this almost seemed like it was orchestrated, but it was good to hear these good comments. She noticed that people did like what's been done and that what they are saying is that they want more done, they want things done more quickly, they want things expedited, they want the plans carried out. They particularly would like to see more economic development - the development of business and shopping areas - and she was sure that this is a great need. She stated it was great they have come this far and it is good; that she hoped they could proceed more quickly to carry out their plans, particularly relocation and more public improvements.

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COMMUNITY DEVELOPMENT PERFORMANCE HEARING

Councilmember Trosch stated that unless she was being redundant, she wanted to say very quickly that she thought that tonight, in hearing from particularly the Grier Heights Community (it is in District Five) that the purpose of community development was to continue a sense of community, make these areas where people could live and feel pride. That, of course, Grier Heights has always had that. However, helping themselves is what stood out to her and she really thinks that these communities should be commended for the 57 homes that were rehabilitated by the residents themselves. It is a catching fever perhaps of the beautification projects that are going on at the initiative of the people who live in that community - the shopping center also - by the residents of the community. It is good to know that these communities are now initiating within themselves very positive improvements and feelings about their community.

Councilmember Dannelly stated that Council has probably noticed that the Five Points Target Area is beginning now in these last few years to spend its allocated monies; that they are in a position now to learn from other target areas which have gone further ahead at this point. He assured Council that Five Points will come up and make Charlotte proud of how it looks when this is over.

He stated he will be redundant about something which he thinks Council should not take lightly. That Ms. McLaughlin pointed something out and he thought others wanted to say it also - the language that the programs are written in. That the people who ought to understand it do not understand what is being said. They need to look at making that language such that there will be no doubt in the minds of the residents of these target areas as to what is being said. If you do not know legal language, and the person explaining it does not know it, then almost each time it comes out differently. That if the Community Development Department will admit it, that has been part of the problem of communication with target areas up to this point. Now that they know it, he felt they ought to do something about it.

Councilmember Leeper commented on the West Morehead area, stating he hoped Council could do something to speed up the process of relocation. He knew all the frustrations many of the people who work in relocation have in trying to find housing that is comparable in income that people can afford. Now, with winter coming on, there are a couple of families whose members are elderly, that he personally would like to see something done about, even if it is on a temporary basis, till they can find a suitable place for them. He stated he would be talking with Mr. Sawyer about that.

Mr. Tom Smart spoke about the Cox property which had been discussed earlier, stating that he is a real estate broker and handled this property. He had it on the market for \$35,000. It has been rezoned now and the property is worthless; that it is probably worth \$1,000. That you would not put a house on it because it is on a major thoroughfare. He feels an injustice has been done. He stated his company does not know what to do now; he is here now because of a woman who is on social security, an invalid, and has a loss of some \$30,000.

Councilmember Trosch asked Mr. Cox if he was aware of it when the plan for the Grier Heights community was presented to Council. Mr. Cox replied he became aware of it only when he came to the Planning Commission to get it rezoned to B-2 so he could sell it. The notice had gone to his mother and she did not understand things like that. He came to the Planning Commission less than a month ago to see if he could get it rezoned so he could sell it for her.

Councilmember Gantt stated that the City Attorney was not present; but that it seemed to him that there were three possibilities in his case: the Council could do nothing; the Council could decide that it wants to amend the Grier Heights plan on which he thought a considerable amount of time had been spent with the neighborhood; or Mr. Cox could petition through the normal process to have the property rezoned and considered simply on its own merits. He stated it was unfortunate that his mother was unable to become involved in the process of planning while it was going on; that there was nothing Council could do at the present session, but they were glad to be aware of it.