

RESOLUTION OF CITY COUNCIL OF THE CITY OF CHARLOTTE
CHARLOTTE, NORTH CAROLINA
APPROVING AMENDMENT NO. 2, REDEVELOPMENT PLAN
AND THE FEASIBILITY OF RELOCATION
FOR PROJECT NO. N.C. R-37

WHEREAS, under the provisions of Title I of the Housing Act of 1949, as amended, the Secretary to the Department of Housing and Urban Development is authorized to provide financial assistance to Local Public Agencies for undertaking and carrying out urban renewal projects; and

WHEREAS, it is provided in such Act that contracts for financial aid thereunder shall require that the Urban Renewal Plan for the respective project area be approved by the governing body of the locality in which the project is situated and that such approval include findings by the governing body that: (1) the financial aid to be provided in the contract is necessary to enable the project to be undertaken in accordance with the Urban Renewal Plan; (2) the Urban Renewal Plan will afford maximum opportunity, consistent with the sound needs of the locality as a whole, for the rehabilitation or redevelopment of the urban renewal area by private enterprise; (3) the urban Renewal Plan conforms to a general plan for the development of the locality as a whole; and (4) the Urban Renewal Plan gives due consideration to the provision of adequate park and recreational areas and facilities, as may be desirable for neighborhood improvement, with special consideration for the health, safety, and welfare of children residing in the general vicinity of the site covered by the Plan; and

WHEREAS, the Redevelopment Commission of the City of Charlotte (herein called the "Local Public Agency") has entered into a Loan and Capital Grant Contract for financial assistance under such Act with the United States of America, acting by and through the Housing and Home Finance Administrator, pursuant to which Federal funds were provided for the urban renewal Project (herein called the "Project") identified as "Redevelopment Section No. 3, Brooklyn Urban Renewal Area, Project No. N. C. R-37" and encompassing the area bounded on the north by East Fourth Street, on the east by Sugar Creek, on the South by Independence Boulevard, and on the west by South McDowell Street, in the City of Charlotte, State of North Carolina, (herein called the "Locality"); and

WHEREAS, the Local Public Agency has applied for additional financial assistance under such Act and proposes to enter into an additional contract or contracts with the Department of Housing and Urban Development for the undertaking of, and for making available additional financial assistance for, the Project; and

WHEREAS, the Local Public Agency has made detailed studies of the location, physical condition of structures, land use, environmental influences, and social, cultural, and economic conditions of the Project area and has determined that the area is a blighted area and that it is detrimental and a menace to the safety, health, and welfare of the inhabitants and users thereof and of the Locality at large, because of the extent of building dilapidation and deterioration and inadequate provision for ventilation, light and air to residential buildings, the combination of which affects 82% or 252 of the 307 buildings in the area and the incidence of infant mortalities, tuberculosis and fires which have a higher than average concentration in this project area, and the members of this Governing Body have been fully apprised by the Local Public Agency and are aware of these facts and conditions; and

WHEREAS, there has been prepared and approved by the City Council of the City of Charlotte (herein called the "Governing Body"), a Redevelopment Plan for the Project area, dated March, 1964, and consisting of 17 pages and 4 exhibits; and

WHEREAS, there has been prepared and approved by the City Council of the City of Charlotte an amended Redevelopment Plan for the Project area dated January, 1966, and consisting of 20 pages and 4 exhibits; and

WHEREAS, there has been prepared and referred to the City Council of the City of Charlotte for review and approval an amended Redevelopment Plan for the Project area dated September, 1966, and consisting of 20 pages and 4 exhibits; and

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WHEREAS, the amended Redevelopment Plan has been approved by the Governing Body of the Local Public Agency, as evidenced by the copy of said Body's duly certified resolution approving the amended Redevelopment Plan, which is attached thereto; and

WHEREAS, a general plan has been prepared and is recognized and used as a guide for the general development of the Locality as a whole; and

WHEREAS, the Charlotte-Mecklenburg Planning Commission, which is the duly designated and acting official planning body for the Locality, has submitted to the Governing Body its report and recommendations respecting the amended Redevelopment Plan for the Project area and has certified that the amended Redevelopment Plan conforms to the general plan for the Locality as a whole, and the Governing Body has duly considered the report, recommendations, and certification of the planning body; and

WHEREAS, the amended Redevelopment Plan for the Project area prescribes certain land uses for the Project area and will require, among other things, changes in zoning, the vacating and removal of streets, alleys, and other public ways, the establishment of new street patterns, the location and relocation of sewer and water mains and other public facilities, and other public action; and

WHEREAS, the Local Public Agency has prepared and submitted a program for the relocation of individuals and families that may be displaced as a result of carrying out the Project in accordance with the amended Redevelopment Plan; and

WHEREAS, there have also been presented to the Governing Body information and data respecting the relocation program which has been prepared by the Local Public Agency as a result of studies, surveys, and inspections in the Project area and the assembling and analysis of the data and information obtained from such studies, surveys, and inspections; and

WHEREAS, the members of the Governing Body have general knowledge of the conditions prevailing in the Project area and of the availability of proper housing in the Locality for the relocation of individuals and families that may be displaced from the Project area and, in the light of such knowledge of local housing conditions have carefully considered and reviewed such proposals for relocation; and

WHEREAS, it is necessary that the Governing Body take appropriate official action respecting the relocation program and the amended Redevelopment Plan for the Project, in conformity with the contracts for financial assistance between the Local Public Agency and the United States of America, acting by and through the Secretary to the Department of Housing and Urban Development; and

WHEREAS, the Governing Body is cognizant of the conditions that are imposed in the undertaking and carrying out of urban renewal projects with Federal financial assistance under Title I, including those prohibiting discrimination because of race, color, creed, or national origin:

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CHARLOTTE:

1. That it is hereby found and determined that the Project is a blighted area and qualifies as an eligible Project area under Section 110. c. 1. of the Housing Act of 1949, as amended, and under North Carolina Urban Redevelopment Law of 1951, as amended, N. C. G. S. 160-454 through 160-474.1.

2. That the amended Redevelopment Plan for the Project, having been duly reviewed and considered, is hereby approved, and the City Clerk be and is hereby directed to file said copy of the amended Redevelopment Plan with the Minutes of this meeting.

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3. That it is hereby found and determined that the objectives of the amended Redevelopment Plan cannot be achieved through rehabilitation of the Project area.

4. That it is hereby found and determined that the amended Redevelopment Plan for the Project area conforms to the general plan of the Locality.

5. That it is hereby found and determined that the financial aid provided and to be provided pursuant to the contract for Federal financial assistance pertaining to the Project is necessary to enable the Project to be undertaken in accordance with the amended Redevelopment Plan for the Project area.

6. That it is hereby found and determined that the amended Redevelopment Plan for the Urban Renewal Area will afford maximum opportunity, consistent with the sound needs of the Locality as a whole, for the urban renewal of the Area by private enterprise.

7. That it is hereby found and determined that the amended Redevelopment Plan for the Urban Renewal Area gives due consideration to the provision of adequate park and recreational areas and facilities, as may be desirable for neighborhood improvement, with special consideration for the health, safety, and welfare of children residing in the general vicinity of the site covered by the Plan.

8. That it is hereby found and determined, as a result of a competent independent analysis of the local supply of transient housing, that there exists in the area a need for additional units of such housing.

9. That it is hereby found and determined that the program for the proper relocation of individuals and families displaced in carrying out the Project in decent, safe, and sanitary dwellings in conformity with acceptable standards is feasible and can be reasonably and timely effected to permit the proper prosecution and completion of the Project; and that such dwellings or dwelling units available or to be made available to such displaced individuals and families are at least equal in number to the number of displaced individuals and families, are not generally less desirable in regard to public utilities and public individuals and families in the Project area, are available at rents or prices within the financial means of the displaced individuals and families, and are reasonably accessible to their places of employment.

10. That, in order to implement and facilitate the effectuation of the amended Redevelopment Plan hereby approved, it is found and determined that certain official action must be taken by this Body with reference, among other things, to changes in zoning, the vacating and removal of streets, alleys, and other public ways, the establishment of new street patterns, the location and relocation of sewer and water mains and other public facilities, and other public action, and, accordingly, this Body hereby (a) pledges its cooperation in helping to carry out the amended Redevelopment Plan; (b) requests the various officials, departments, boards, and agencies of the Locality having administrative responsibilities in the premises likewise to cooperate to such end and to exercise their respective functions and powers in a manner consistent with the amended Redevelopment Plan; and (c) stands ready to consider and take appropriate action upon proposals and measures designed to effectuate the amended Redevelopment Plan.

11. That additional financial assistance under the provisions of Title I of the Housing Act of 1949, as amended, is necessary to enable the land in the Project area to be renewed in accordance with the amended Redevelopment Plan for the Project area and, accordingly, the filing by the Local Public Agency of an amendatory application or applications for such financial assistance under Title I is hereby approved.

Read, approved and adopted by the City Council of the City of Charlotte, North Carolina, in regular session convened on the 31st day of October, 1966, the reference having been made in Minute Book 47, and recorded in full in Resolutions Book 5, beginning at Page 364.

Ruth Armstrong
City Clerk