

RESOLUTION OF THE CITY COUNCIL OF THE CITY OF CHARLOTTE APPROVING THE REDEVELOPMENT AREA PLAN AND THE FEASIBILITY OF RELOCATION FOR REDEVELOPMENT SECTION NO. 1, PROJECT NO. N.C. R-14.

WHEREAS, under the Provisions of Title I of the Housing Act of 1949, as amended, the Housing and Home Finance Administrator 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; and (3) the Urban Renewal Plan conforms to a general plan for the development of the locality as a whole; and

WHEREAS, the Redevelopment Commission of the City of Charlotte (herein called the "Local Public Agency") has entered into a planning 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. 1, Brooklyn Urban Renewal Area, Project No. N.C. R-14" and encompassing the area bounded by on the north by Third Street and Fourth Street, on the east by Alexander Street and Davidson Street, on the South by Independence Boulevard and Stonewall Street, and on the west by Brevard 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 Housing and Home Finance Agency 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 the 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 76% or 181 of the 239 buildings in the area and the incidence of infant mortalities, tuberculosis and fires which have a markedly 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 referred to the City Council of the Locality (herein called the "Governing Body") for review and approval a Redevelopment Area Plan which also constitutes the Urban Renewal Plan for the Project area, dated October 1960, and consisting of twenty pages and five Exhibits supported by the following supplementary material, data and recommendations, which material, data, and recommendations are not a part of said Redevelopment Area Plan: Re-Use Land Market, Brooklyn Neighborhood Renewal Area, Charlotte, N. C., Frederick M. Babcock & Co., Washington, D. C.; and

WHEREAS said Redevelopment Area 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 said Redevelopment Area 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 said Redevelopment Area Plan for the Project area and has certified that said Redevelopment Area Plan conforms to the said general plan for the Locality as a whole, and the Governing Body has duly considered said report, recommendation, and certification of the planning Body; and

WHEREAS said Redevelopment Area 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 caused to be made a competent independent analysis of the local supply of hotel and other transient housing; and

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

WHEREAS there have also been presented to the Governing Body information and data respecting the proposals for relocation which have 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 this 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 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 proposals for relocation and said Redevelopment Area 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 Housing and Home Finance Administrator:

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Charlotte, North Carolina, as follows:

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 the North Carolina Urban Redevelopment Law of 1951, as amended, N. C. G.S. 160-454 through 160-474;
2. That said Redevelopment Area Plan for the Project aforementioned, having been duly reviewed and considered, is hereby approved, and the City Clerk be and is hereby directed to file said copy of said Redevelopment Area Plan with the minutes of this meeting;
3. That it is hereby found and determined that said Redevelopment Area Plan for the Project area conforms to said general plan of the Locality;
4. That it is hereby found and determined that the financial aid provided and to be provided pursuant to said contract for Federal financial assistance pertaining to the Project is necessary to enable the Project to be undertaken in accordance with the Redevelopment Area Plan for the Project area;

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5. That it is hereby found and determined that the above-mentioned Re-development Area Plan for the Urban Renewal Area will afford maximum opportunity, consistent with the sound needs of the Locality as a whole, for the redevelopment of such areas by private enterprise;
6. That it is hereby found and determined, as a result of the competent independent analysis of the local supply of transient housing, that there exists in the area a need for additional units of such housing;
7. That it is hereby found and determined that the proposals for the proper relocation of the families displaced in carrying out the Project in decent, safe, and sanitary dwellings in conformity with acceptable standards are 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 families are at least equal in number to the number of displaced families, are not generally less desirable in regard to public utilities and public and commercial facilities than the dwellings of the displaced families in the Project area, are available at rents or prices within the financial means of the displaced families, and are reasonably accessible to their places of employment;
8. That in order to implement and facilitate the effectuation of the Re-development Area 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 such Redevelopment Area 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 said Redevelopment Area Plan; and (c) stands ready to consider and take appropriate action upon proposals and measures designed to effectuate said Redevelopment Area Plan; and
9. 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 Redevelopment Area Plan for the Project area and, accordingly, the filing by the Local Public Agency of an application or applications for such financial assistance under said Title I is hereby approved.

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Read, approved and adopted by the City Council of the City of Charlotte, North Carolina, on the 27th day of March, 1961, the reference having been made in Minute Book 40, beginning at Page 301, and recorded in full in Resolutions Book 4, beginning at Page 106.

Lillian R. Hoffman
City Clerk