

# COMMUNITY DEVELOPMENT

## PREPARING FOR THE THREE YEAR AHEAD

The City of Charlotte is now preparing for the next three years under the Community Development Block Grant Program. During the next four months, the City will develop a three-year Community Development Program. These will describe how the City plans to use the following estimated grant amounts:

\$5,710,000 FISCAL YEAR 1979  
• 5,020,000 FISCAL YEAR 1980  
• 5,020,000 FISCAL YEAR 1981  
\$15,750,000

• Congress Has Not Approved Funding for FY 80 and 81

### A. WHAT IS THE PURPOSE OF THE PROGRAM?

The Community Development Block Grant Program is a Major Source Of Money Made Available By The Federal Government To Assist Local Communities In Achieving The Primary Objectives Of Developing And Maintaining Decent Housing, Creating A Suitable Living Environment, And Expanding Economic Opportunities, Principally To Benefit Persons Of Low And Moderate Income.

### B. HOW CAN COMMUNITY DEVELOPMENT FUNDS BE USED?

The Community Development Program as a whole must principally benefit low and moderate income persons, but individual activities and projects may also aid in the prevention or elimination of slums and blight, or meet other urgent community needs.

Community Development funds may be used for the following types of activities in those instances where other program requirements are met:

• Acquisition of property for rehabilitation, preservation, clearance, or other public purposes.

• Construction or improvement of certain publicly owned facilities, including:

(a) senior centers, not including residential accommodations. (b) parks, playgrounds, and other recreational facilities designed only for participation. (c) centers for the handicapped, not including residential accommodations. (d) neighborhood facilities designed to provide health, social, recreational or similar services in a specifically designated neighborhood. (e) fire protection and parking facilities located in or serving areas where other Community Development activities are being carried out, such as Neighborhood Strategy Areas' water and sewer facilities. (f) street improvements, including curbs and gutters, sidewalks, street furniture pedestrian malls and walkways.

• Clearance of building and relocation payments and assistance.

• Removal of architectural barriers which restrict elderly or handicapped persons.

• Rehabilitation of buildings and improvements including:

(a) public or private entity owned or acquired properties for use or resale in the provision of housing, group, homes, halfway houses, and emergency shelters. (b) assistance to privately owned residential, some non-residential, and mixed use properties, in areas where other Community Development activities are being carried out, such as a Neighborhood Strategy Area, or citywide for low and moderate income persons. (c) public housing modernization.

• Acquisition, rehabilitation, and restoration of listed or designated historic properties.

• Code enforcement in Neighborhood Strategy Areas.

• Public services—including those concerned with employment, child care, health, drug abuse, education, and welfare. However, in order to be eligible, public services must meet all of the following criteria:

(a) serve and be directed to residents of Neighborhood Strategy Area and only incidentally serve others. (b) be funded with Community Development support for no more than three years after the completion of physical development activities. (c) represent a new service or a quantifiable increase in the level of a service above that previously provided. (d) other Federal funds must have been applied for and denied or not made available. (e) be found by the City to be necessary and appropriate to support physical development activities within Neighborhood Strategy Areas.

• Acquisition of property for economic development and the provision of commercial and industrial structures and improvements, to alleviate physical and economic distress and expand economic opportunities for low and moderate income persons, under certain special circumstances.

• Assistance to neighborhood based non-profit organizations, local development corporations, and Small Business Investment Companies under certain circumstances to carry out neighborhood revitalization and economic development activities.

• The above are examples and summaries of eligible activities and do not constitute a complete list or all the criteria for qualification as eligible under the Community Development Program.

Certain types of activities are also clearly not eligible for Community Development funding. Some examples of activities which cannot be funded are: schools, nursing homes and medical facilities, convention and cultural centers, new housing construction, income payments, and most operating and maintenance expense for facilities and services.

### C. WHAT STEPS WILL BE TAKEN IN THE NEXT FOUR MONTHS?

The following steps will be taken for the preparation of a three-year Community Development and Housing Plan and an Annual Community Development Program.

#### NOVEMBER, 1978

• Citizens are encouraged to submit proposals on Community Development and housing needs for the City and specific Neighborhood Strategy Areas. These may be presented at announced Community Development meetings or mailed to Mr. Vernon L. Sawyer, Director, or Mrs. Hattie B. Ardrey, Neighborhood Relations Supervisor, Community Development Department, 301 South McDowell Street, Suite 510, Cameron-Brown Building, Charlotte, N.C. 28202. The deadline for the proposals is November 20, 1978.

• Two formal Public Hearings will be held to discuss Community Development and housing needs and program priorities. Comments and suggestions will be accepted in writing or verbally during the hearings. The hearings will be held at the following times and places:

• The Wednesday, November 15, hearing will be held at 2:00 p.m. in the City Council chambers, 600 E. Trade Street, 2nd floor. Its purpose is to allow Social Service Contract Agencies and other Governmental Agencies to present comments and suggestions about the program.

• The Thursday, November 16, hearing will be held at 7:30 p.m. in the Education Center Board Room, 4th floor, 701 East Second Street. The purpose of the meeting is to allow interested citizens, particularly Neighborhood Strategy Area residents and other government agencies, an opportunity to present comments and suggestions concerning the CD Program and the City's Housing Assistance Plan.

• As in the first three years of the program, numerous neighborhood meetings will be held in the Neighborhood Strategy Areas and other neighborhoods. These meetings will be scheduled immediately after the formal Public Hearings and will continue until the application is submitted to HUD. These meetings will be held to allow citizens to continue to comment about the CD Program.

#### DECEMBER, 1978

• The Community Development Department, in cooperation with the Mayor and City Council, will prepare a three-year preliminary Community Development Plan that will respond to comments and suggestions made by citizens during the Public Hearings and meetings.

### D. WHAT OPPORTUNITIES ARE AVAILABLE FOR YOU TO PARTICIPATE?

• Citizens are encouraged to attend public meetings involving community development and to submit views and proposals. Opportunities for citizens participation are described here and in the Citizen Participation Plan, which may be obtained from the Department of Community Development.

• Proposals and suggestions concerning community development and housing may be mailed to the:

Community Development Department  
Suite 510, Cameron-Brown Building  
301 S. McDowell Street  
Charlotte, North Carolina 28202

• The Department of Community Development will provide technical assistance to citizens and citizens' groups who request assistance in understanding the Community Development Program of developing proposals or statements of views.

### E. WHAT ARE OTHER MAJOR PROGRAM REQUIREMENTS?

• The Community Development and Housing Plan must summarize needs, a strategy for meeting those needs, and the projects and activities planned for three years. These must address major needs for neighborhood revitalization, housing, and any planned economic development activities.

• The Community Development Program must be conducted in conformity with civil rights laws, Federal relocation and acquisition requirements, environmental review requirements, labor standards, and other requirements. A written Citizen Participation Plan is required.

### F. WHAT IS BEING DONE WITH COMMUNITY DEVELOPMENT FUNDS NOW?

• Neighborhood Strategy Area Programs have been or are being carried out in ten Community Development Neighborhood Strategy Areas.

• Approximately \$23,500,000 has been expended to date to achieve the primary objectives of the program.

• \$1,900,000 in Housing Rehabilitation Loans at 3 percent interest and Rehabilitation Grants have been awarded to Neighborhood Strategy Area residents.

• A \$500,000 Economic Development Revolving Trust Fund has been established to aid minority residents and businesses in the Neighborhood Strategy Areas.

• Approximately \$800,000 in relocation benefits has been provided 372 families and individuals and 52 businesses.

• \$4,200,000 has been spent for social services programs to assist Neighborhood Strategy Area residents.

### G. IF ADDITIONAL INFORMATION IS NEEDED CONTACT THE DEPARTMENT'S NEIGHBORHOOD RELATIONS STAFF:

• Mrs. Hattie B. Ardrey  
Community Development Department  
Suite 510, Cameron-Brown Building  
301 S. McDowell Street  
Charlotte, N.C. 28202  
Phone: 704-374-2016

• Mrs. Ann Parker  
Community Development Department  
916 West Fifth Street  
Charlotte, N.C. 28202  
Phone: 704-374-3345

• Mr. George Wallace  
Community Development Department  
2601 East Seventh Street  
Charlotte, N.C. 28205  
Phone: 704-374-2556

• Mr. Atress Canup  
Community Development Department  
3215 North Davidson Street  
Charlotte, N.C. 28205  
Phone: 704-374-3383

• The three-year preliminary Community Development Plan will be distributed in Mid-December to interested citizens, Neighborhood Strategy Area residents or representatives, other neighborhood groups, social service contract agencies, and other governmental agencies.

• The Community Development Department will accept comments concerning the proposed three-year Community Development Plan until January 22, 1979.

• Neighborhood meetings will be scheduled to discuss the proposed plan.

#### JANUARY, 1979

• City Council will be requested to hold a public hearing on Monday, January 22, 1979, at 3:00 p.m. in City Council Chambers, 600 E. Trade Street, to:

- Review the preliminary three-year Community Development Plan.
- Receive further comments from interested citizens and groups concerning the plan.
- Take action to approve or amend the Plan.

• Preparation of the Community Development Application will begin.

• Neighborhood meetings will continue to be held to allow citizens to participate in the preparation of the Application.

#### FEBRUARY, 1979

• The Application will be distributed in Mid-February to interested citizens, neighborhoods groups, and Neighborhood Strategy Area residents and representatives.

• City Council will be requested to hold a Public Hearing on Monday, February 26, 1979, at 3:00 p.m. in City Council Chambers to take action to approve or amend the Community Development Application.

• The Community Development Application will be submitted to the State Clearing House and Centralina Council of Governments for a 45-day A-95 review.

• On April 17, 1979, the Application will be submitted to the Department of Housing and Urban Development in Greensboro for a 75-day review and approval on July 1, 1979.