

Business Briefs

BUSINESS PROFILE

Planners predict changes in E. Winston

By KAREN H. JONES
Special to the Chronicle

The East Winston community between 14th and 18th streets and Cleveland and Jackson avenues should begin to see major improvements in July 1990 due to future development plans of the City Planning Department and the Department of Housing and Urban Development.

Representatives from these city and county agencies addressed an



audience of locals at a Business Networking held last Friday at Tony's Lounge in Jetway Shopping

Center.

Toni Tupponce, division supervisor of the City Planning Department, discussed how the planning of future development is handled in Winston-Salem. Ms. Tupponce said that there is a personal influence from the community when there is a need for change.

"People get involved when they want to see something improved in an area, especially when it involves zoning and development of land for housing or businesses."

The planning department reviews site plans and holds meetings which are open to the public. Meetings focus on long-range planning, including comprehensive land use and growth management, along with economic forecasting. They also deal with strategic planning of historic preservation and facilities planning for libraries, schools and parks.

The Community Planning Division and Land Use Administration are reviewing plans for

East Winston's zoning, establishment of ordinances and subdivision regulations. Once these considera-

tions are reviewed, they are sent forward for implementation by the planning and administration department of HUD.

Wanda Boykins, housing development specialist for the department, addressed the needs of housing within the community.

"Ten years ago, we received eight to 10 million dollars a year for streets, parks and sidewalks," she said. "Today, we only receive one million, so our focus has to be strictly housing."

Ms. Boykins' department has already completed major restoration of the 11th Street Bottom area. Part of the process included purchasing the property, relocating tenants and clearing the land for development.

Ms. Boykins said her department will use this same process to improve the Cameron Avenue area next year.

"Nineteenth and 21st streets and Cleveland and Jackson are next in the process of rejuvenation. Most of the single-family homes will be demolished, while the multi-family dwellings will be renovated, as long as they are close to satisfactory condition."

Fourteenth through 18th streets are now in the process of being acquired. Ms. Boykins explained that the relocation staff will work with individual households in determining their specific needs, in order to get low- to moderate-income families moved into better housing. She estimated that the rejuvenation



Above, local attorneys share insights with a group of Business Networking participants. At left, Toni Tupponce of the city's planning department discusses anticipated improvements for East Winston.

Photo by Mike Cunningham

period will involve a five-year plan.

The planning and administration department offers low-interest financing for first-time homebuyers under a loan which has a term that amounts to only a 70 percent payback of the loan amount.

Richie Brooks, director of housing services for the city, helps implement the programs that Ms. Boykins' department plans.

Mr. Brooks explained that some improvements in the quality of housing have resulted from stricter regulations.

"Our code enforcement team

inspects the housing to see if it's in compliance with minimal standards," he said. "If it is not, our inspectors issue an 'Order to Repair' to the property owners or dwellers to bring the property up to standard. Because of the new code enforcement, investors or owners are now fixing up their properties."

The Relocation and Redevelopment Division provides financial assistance for investors for redevelopment of commercial and residential properties. If a person or business is displaced because of redevelopment, funds are available for tenants and property owners in

order to relocate. This assistance involves low-interest loans and deferred interest loans.

Mr. Brooks' division hires small and minority contractors to do the actual restoration, after plans have been approved by the Board of Aldermen.

Mr. Brooks urged minority investors to invest in future development plans.

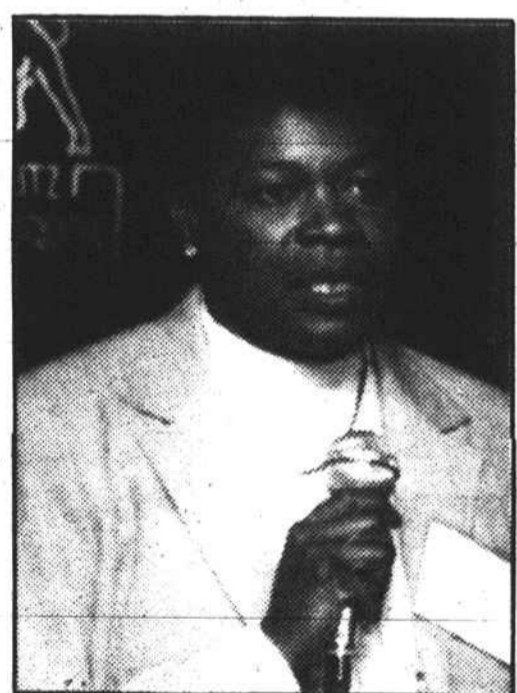
"The majority of investors are non-minority," she said. "We urge all individuals interested in the housing business to contact our agency."

Business Networking sessions created to heighten community awareness

By ROBIN BARKSDALE
Chronicle Staff Writer

A few months ago, Betty Hanes, director of the city's Minority/Women's Business Enterprise program, became disturbed that there was not a group in place to help spread the word about how citywide business policies would affect the overall community. So she set about the business of putting just such a group in place.

"Business Networking came about as a result of a Minority Busi-



Betty Hanes

ness League meeting," said Ms. Hanes. "We were discussing the need for something like this and so I got started planning it out."

Business Networking meetings have been held each Friday since June at Tony's Lounge in Jetway Shopping Center. Ms. Hanes said that the gatherings serve several purposes, one of which is to allow a forum for business owners, clients and the general community to meet and become familiar with each other's businesses. The primary focus of the sessions, she said, is providing the public with up-to-date information on a variety of topics.

The format of the meetings allows for networking and the exchange of business cards from 5 to 7 p.m. At 7, there is a discussion period usually featuring speakers from area businesses or city government. The discussion period is followed by question and answer periods and follow-ups on contacts.

Ms. Hanes said the meetings are designed to give residents some idea of what is happening in the community so that they can have input as to how the situation will be resolved.

"A lot of people don't know

about things until after they happen. Then it's too late for them to do anything except react," she said. "What

we want to do is to give them this information as it happens so that they will have an opportunity to have a

voice. Hopefully, through this arena, people are more informed about everything that is going on in their

community."

Upcoming meetings will feature discussions by members of financial

institutions and a forum meeting for the newly elected city officials. Ms. Please see page A8

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