

We read with interest your December 5 article entitled "Hayti: To Renew or Not to Renew." The article reflects a long-standing concern for the need to complete a project begun almost two decades ago and left unfinished for years. Your feature also expressed a concern for what type of development may ultimately occur and how it would serve the needs of the community.

We share that concern. However, I think it would be most constructive to discuss the proposal from the same factual basis. The article was rather misleading in several places, and we feel that your readers may develop a better understanding of the proposal if we are allowed to clarify a number of points. I hope you will provide us that opportunity by printing this letter.

The revised Redevelopment Plan for Hayti was done for several reasons. The most significant reason for doing the revision is that little has been accomplished in terms of actual redevelopment beyond public improvements and a small amount of private, non-residential construction. This indicates that some aspects of the Plan were unworkable for developers, that better marketing needed to take place, or that actual incentives for development were needed in order to combat what may have been seen as a "high risk" situation. Our opinion is that all three problems had been a factor.

We felt that there were several factors which needed to play a part in any possible revision to the Hayti plan. These included:

- 1) The area needs to be developed, and the plan as well as any other marketing techniques should make development more feasible.
  - 2) Development of housing is important, especially on the largest block south of the expressway. Due to the concentration of subsidized housing, renters and low income residents already in the surrounding area, the plan should encourage more of a balance in homeownership and occupancy by moderate and middle income households.
  - 3) The continued growth of NCCU, the revitalization of St. Theresa and downtown, and the proximity of major facilities such as Lincoln Community Health Center, Duke Medical Center, North Carolina Mutual and Research Triangle Park make development of housing in this area for working families more attractive. Since it is hard for many families like this to get into the housing market as homebuyers, the plan should encourage innovative types of housing which will minimize development costs, and therefore, prices to possible homeowners.
  - 4) Other development immediately south of the expressway should provide a positive image for the area, blend in well with the new housing, and be sensitive to the development limitations imposed by topography and the expressway.
  - 5) Commercial services to the area should be encouraged as much as market conditions will allow.
  - 6) No changes are needed in terms of proposed development north of the expressway. The land appears marketable for heavy commercial or light industrial use.
- Given these objectives, the staff went through a lengthy process for developing the revisions. The actual plan revisions were submitted to City Council in two parts. One is the narrative which includes objectives, the nature of the land uses proposed for

### Letter to the Editor:

the area, and the procedure for disposition and redevelopment of the remaining vacant land in the project area, including that land north of the expressway. The second part is a development concept map for land south of the expressway. This concept is only intended to serve as an example of development which would accomplish the above described objectives. The development concept and the Plan narrative are intended to be more flexible than the original Plan. They provide for consideration of other development concepts which may vary from this one but which still reflect the basic objectives described for the project. Also submitted to the City Council is a marketing strategy and a timetable for implementation of the strategy.

While the revised Plan allows for more flexibility and use of innovative methods of development, the basic desired land uses recommended have changed little from the original plan. There was originally strong sentiment for housing on the large block south of the expressway, and the revised plan recommends housing ranging from low to medium density. Housing was removed from the recommendations on the block immediately south of the expressway, due to noise setbacks from the expressway. Otherwise, basic land uses recommended remain the same. There is still an area recommended east of Fayetteville Street for continued development of community oriented commercial services.

The Plan does not dictate a projected price for the housing; and in fact, we have attempted to suggest housing styles, development techniques and incentives which would keep the price as moderate as possible. The "cluster" housing arrangement, emphasis on cul-de-sacs rather than through streets, City-funded site improvements for streets and utilities and the City's efforts to secure low interest mortgage bond authority from the State all are designed to put housing within the reach of families desiring ownership or rental of good quality housing at reasonable costs. Although it might be a shot in the arm for the community to see some \$70,000 housing built in the area (as it has been in a similar area of Charlotte), the reality of the housing market may result in housing in the 40's and 50's range. This moderate price range is the one we have mentioned as being possible.

We have no idea of who will develop the land immediately north of the expressway. A few inquiries have been made recently, including the Hayti Development Corporation. The process for selling the property and determining who the redeveloper will be is prescribed by State law; that is, the highest responsible bidder would be the redeveloper. Before the bid process begins, we will notify all interested parties and provide general notice to the public that the property is up for bid and what requirements

must be met in terms of submitting a bid. Although the Plan suggests light industrial zoning, the Plan revisions have made it flexible enough that a general or heavy commercial use would be possible without requiring further revision in the Plan itself.

Finally, I wish to point out that a number of local business, community and institutional groups or individuals were consulted during preparation of the Plan. A number of discussions setting the stage for this planning effort originated in a special subcommittee of City Council which met earlier this year. The City's Citizens Advisory Committee, which includes people from the Southeast Durham Community, was given a presentation on the upcoming revisions in March. The *Durham Morning Herald* ran on April 16 a headlined story on the revisions. Once the preliminary conceptual plan and a detailed draft of the actual Plan revisions had been put together, over 25 contacts were made during the summer with real estate firms, developers and local community and business groups with an interest in the Hayti area. These groups included North Carolina Central University, UDI Community Development Corporation, the Lincoln Community Health Center, Mechanics and Farmers Bank, and North Carolina Mutual Life Insurance Company. The primary purpose of these contacts was to determine whether the concept was feasible, given today's economic climate, and whether it was desirable from the standpoint of community objectives. Details of the Plan were not given any larger distribution at that point because we did not want to create any expectations about a proposal until we felt it appeared to be feasible in the marketplace. We received a number of helpful, positive suggestions which were incorporated into the Plan revisions.

Once the Plan was determined to be feasible, personal contact was made with those who would be directly affected, such as property owners within N.C.R.-54, leaders of the St. Theresa neighborhood and the Fayetteville Street Public Housing Project, the businesses with unresolved relocations, and St. Joseph's Historic Society. This process of contact began in October and continued through the early part of November. Of the eight remaining business relocatees contacted, only one expressed a negative response to the plan revisions during the discussion. In all, almost 40 groups, businesses and organizations were contacted, of which 26 were minority based or otherwise involved in the Southeast Durham Community. Additionally, state redevelopment law requires publication of the plan revision and an advertised public hearing before final action can take place, so there is ample opportunity for additional input, if desired.

To summarize, the revised Plan has as a primary

goal the development of vacant property so that Southeast Durham may grow and prosper along with other areas of the community at large. The Plan does not aim for an upper income enclave, but rather encourages a stronger middle range which reinforces Southeast Durham. A positive response to date from developers, financiers, and other groups or individuals, many of whom are minority, indicates that the proposal has good potential. It is quite possible that groups such as the Hayti Development Corporation could pursue their efforts within the scope of the Plan and still accomplish what they set out to do. We are willing and anxious to work with such groups in future efforts to achieve these goals.

— Paul Norby

Director of Planning and Community Development

\*Because this letter is rather misleading in several places, we believe we must let our readers know, on at least this one point, that *The Carolina Times* is one of the eight businesses referred to as being directly affected and having given a response to the Plan. We have been neither officially contacted nor seen the Plan so we could not have responded.

## A View From Capitol Hill: Reagan is Master of Old Ploy Using Blacks Against Blacks

By Gus Savage  
Member of Congress

The Reagan Administration's negative position on affirmative action, voting rights, and civil rights in general is widely known. What has not surfaced until recently is his use of conservative blacks to play the role of hatchet men in watering down or doing away with agencies and programs that have the welfare of minorities as their primary objective.

One of the earliest instances of using a black in such a role occurred at the U.S. Department of Transportation where a plan to reorganize the civil rights offices within agencies would have diluted their effectiveness. The reorganization would have placed civil rights offices under the office of personnel in each agency of DOT.

We learned of this plan last August and sent Transportation Secretary Drew Lewis a letter informing him of our concern. I told Secretary Lewis that the reorganization, if implemented, would obviously subordinate activities of the civil rights offices to personnel offices, and adversely affect their functions.

Lewis responded in a letter telling me that the Transportation Department would continue the arrangement under which the heads of civil rights offices report directly to the heads of departmental organizations. "We have no plans to locate our civil rights functions under our personnel offices," Lewis told me in writing.

Now, in November, comes the firing of Arthur

(Continued on Page 16)

### Uganda Bleeding?

(Continued from page 13) in October — the second raise this year — as a production incentive expected to boost exports of these key commodities.

There has also been an effort to entice back to Uganda some of the Asian businessmen who were expelled and had their properties expropriated in 1972 under Idi Amin, and this campaign recently received a boost. The Uganda High Court ruled in November that Amin's allocations of seized properties without the required 14-day advance notice were unlawful. It ordered Loko Construction of Switzerland to vacate premises they had been given in 1976, including a quarry, crusher and buildings. The firm must also pay court costs and the cost of some machinery.

The decision sets a precedent for other Asian businesses to reclaim property, as very few were given the required notice in 1972.

Various development and reconstruction projects affecting all the major sectors have begun or are in the final stages of planning. But in Uganda recovery poses a very real 'chicken-and-egg' puzzle, for there appears little chance of attaining economic progress without better security, and equally poor prospects for law and order without economic stability.

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