

Town growth rate contributes to housing crunch

By MIKE COYNE
and MICHAEL WADE
Staff Writers

Editors note: This is the first in a three-part series on Chapel Hill's housing shortage. The series draws from a March 15, 1978 housing report to the chancellor by the University's Business and Finance and Student Affairs departments.

In 1970, after a decade of student dissatisfaction with anything that smacked of the establishment, there were 400 vacancies in University dormitories as students sought the freedom of off-campus living in Chapel Hill.

That year, the School of Nursing's 240-space dormitory was transferred to the division of Health Affairs to provide badly needed offices and clinics. It ideally was located for the purpose, and at the time there was housing space to spare.

Since then, 142 more spaces have been taken out of rental use in an effort to make residence halls more attractive. Those spaces were turned into kitchens, study rooms, offices for student

organizations or classrooms. The end result—the capacity of University housing dropped from 6,965 spaces in 1969 to 6,583 spaces now.

But when school opened this year, 76 students were tripled in double rooms, and 62 students had to bed down temporarily in dorm study rooms. Apartments within a reasonable distance were chock full, and some students felt lucky to find a room in a private residence or a mobile home. House-hunting is no longer a pick-and-choose affair for UNC students—they have to live wherever they can find a roof.

Students, since they move more often, naturally are hit hardest by the housing crunch. But the student population isn't to blame for the housing shortage. Surprisingly, the housing report to the chancellor shows that students are a relatively minor factor in Chapel Hill's housing problems. Although student enrollment at the University has risen from 17,000 to nearly 20,000 since 1970, the populations of Chapel Hill and Carrboro have increased more sharply. Since the 1970 census, Chapel Hill's population has climbed from 26,000

to almost 35,000, and Carrboro's nearly has doubled to 10,000. The report to the chancellor lists five factors in the population increase:

- The number of persons moving into the area for retirement has jumped 253 percent since 1970.

- The growth of the Research Triangle Park has led to a 352 percent increase in the number of full-time employees at the park who live in the area.

- There has been a 114 percent increase in the number of permanent employees of the University and N.C. Memorial Hospital since 1967.

- Growth in retail commercial enterprises as well as growth in service organizations in the communities have exerted a positive influence on population growth.

- The increase in the number of apartment units constructed in 1973-74 greatly increased the number of students living within the corporate limits, especially in Carrboro.

"This suggests," the housing report continues, "that any housing shortage in the area must be attributed to increased demand for housing due to general population growth than to the presence of

University students in the community."

As a part of the study, the housing department surveyed 32 area apartment complexes, which provide a total of 5,784 bedrooms in one, two and three bedroom apartments. The report predicts that new regulations proposed by some apartment managers, which prohibit two single persons from renting a one-bedroom apartment and sharing the costs, should further cramp the housing situation. Those regulations already have gone into effect at some area apartments.

A survey last January and February showed that most students are satisfied with their living conditions, whether they live on or off campus. The majority on campus listed convenience as their main reason for using University housing. The second most frequently mentioned reason for living on campus is cost.

More than 80 percent of last year's freshman class said they would prefer not to move off campus. But 45 percent of the University housing this year went to the 3,127 freshmen, leaving only 55 percent of the spaces for returning students.

The University is now near what administrators consider its optimal size. Chapel Hill's growth however, apparently will continue. The \$64 question for students is whether there will be enough housing, either on or off campus, for everyone.

There will have to be more housing in Chapel Hill in the future, whether it comes from private investors in the form of apartments and condominiums or from state and federal funds for more dormitories.

The problem is far more complicated than it appears at first glance. For instance, building more dorms on campus would at best be an exceedingly risky venture: laws require that the dorms be self-supporting which would mean higher rents, and which would immediately make them less attractive to students in spite of the crunch, which... The list of complications is a story in itself. The same holds true for additional private construction in the area—developers confront

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The Daily Tar Heel

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Tuesday, September 5, 1978

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Bus-system negotiations grind to halt

By CAROL HANNER
Staff Writer

Negotiations on the Carrboro bus system came to a standstill Friday as Carrboro officials rejected the University's latest offer to increase funding.

Carrboro then tried to break the deadlock with a counterproposal which University officials rejected.

Meanwhile, buses were to begin operating on the N-route extension today, according to Bob Godding, Chapel Hill transportation director.

The present N-route, which ends at Bolinwood Apartments, will be extended to Estes Park Apartments via the Estes Drive extension.

Riders can pick up new schedules from the town's banks, libraries and main campus buildings.

The fate of Carrboro's C-route bus service remains unresolved, however.

The University's proposal would have increased UNC's contribution to the bus system by approximately \$5,000 and cut Carrboro's contribution by \$6,800 toward present service. Doug Sharer, chairperson of Carrboro's Transportation Committee, said the town would put the \$6,800 back into the bus system for additional service.

"Under our counterproposal, the University would pay another \$6,500 in addition to the \$5,000 increase in funding they proposed," he said. That would have meant an \$11,500 increase in University funding.

"It's hard to negotiate when there is no give and take," Sharer said. "We've continually given, offering counterproposals. The University has made exactly one give (last week's proposed funding increase)."

John Temple, UNC vice chancellor for business and finance, could not be reached for comment on the meeting Friday.

Sharer said Carrboro officials are reviewing the proposal and may come up with another offer, but there now are no plans for another meeting.

He said the University will have to try to run the system with passenger revenue if no decision is reached by the time the University quits funding the system. He said that would mean a cut in the level of service.

"The University will be trying to do what no transit system in the United States has been able to do," Sharer said.



Servomation's Butcher Block opened after student suggestions

In September poll

Food opinions sought

By EDDIE MARKS
Staff Writer

Student Government and the Student Consumer Action Union will work together this fall on an opinion survey of the campus food service to find out what changes students would like in campus food service.

"When I was running for office, one of the complaints I generally heard was about the food service," said Student Body President Jim Phillips. "The survey will give information to people who are in a position to take action on it."

"I don't think Servomation (the company that provides the food service) has been lax. I just don't think they've been able to meet student needs as well as they should," Phillips said.

Servomation operates Chase Cafeteria, the Pine Room and the Hunger Hut in the Carolina Union. D.L. Patton, Servomation director, said about 1,600 students are served by the company's meal plan.

The results of the survey will be given to the Chancellor's Food Service Committee, Phillips said. "I hope we have the results ready by December, but I have a feeling it might take until the spring."

Ralph Aubry, Jr., chairperson of SCAU, said the survey probably will not get underway until the end of September.

"We're still trying to decide what ideas we'll attack," he said. "We're trying to put together a good, solid survey. We don't want a slipshod one that can be questioned later."

A similar survey conducted by SCAU two years ago showed that many students were dissatisfied with the food service, Aubry said.

"The students came to SCAU with their complaints and we felt there was a definite need to do something," he said of the earlier survey. "As a result of the survey, the Pine Room was remodeled and the Butcher Block was opened. More flexible meal plans such as the any-14 and any-10 meal plans were offered."

"Some change has been initiated, but there could be more. We really want to help the University improve the food service. We want more monitoring of the food service. Now it seems like we're the only ones who monitor it."

Aubry said he wants to wait until the end of September to begin the survey so students will have a chance to judge the food service.

"If we started the survey now most people wouldn't have time to really judge

the service. We'll wait a while to give people a chance to see how they feel about it.

"We'll draw conclusions from the results and make recommendations to the Food Service Committee," he said. "The students need a way to have input into that committee."

Patton said he does not see the planned survey as antagonistic toward the food service.

"We welcome the survey," he said. "We made several changes as a result of the last survey. One of our questions showed that students wanted more flexible meal plans so we offered the any-10 and any-14 meal plans."

"We're here for the students, not because the students are here."

Patton said Servomation always has encouraged input from students. Changes such as the introduction of free seconds and soft ice cream in Chase have been implemented as a result of student suggestions, he said. A snack bar for nights and weekends in Chase is scheduled to open this year because of a suggestion by the Chancellor's Food Service Committee.

"We have suggestion boxes available and we try to follow up on all the suggestions we receive," Patton said.

Carter: Compromise mandatory for Mideast summit

CAMP DAVID, Md. (AP)—President Carter flew to this Marine-guarded Mideast summit site Monday, pleading for compromise and saying chances for total success are very remote.

"Compromises will be mandatory," Carter said as he left the White House.

"Without them, no progress can be expected. Flexibility will be the essence of our hopes."

He confirmed that the summit, which has no time limit and could go on for a week or more, will be held in extraordinary seclusion.

"No one can ensure the degree of success which we might enjoy," Carter said. "The issues are very complicated. The disagreements are deep."

"Four wars have not led to peace in that troubled region of the world. There is no cause for excessive optimism, but there is also no cause for despair."

"The greatest single factor which causes me to be encouraged is my sure knowledge that Prime Minister Begin and President Sadat genuinely want

Carter praised Egyptian President Anwar Sadat and Israeli Prime Minister Menachem Begin for "their willingness to come when the political consequences of failure might be very severe, and when the prospects of complete success are very remote."

He said he is convinced both men want peace, but he offered a guarded outlook for the meeting.

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"The greatest single factor which causes me to be encouraged is my sure knowledge that Prime Minister Begin and President Sadat genuinely want

peace. They are determined to make progress, and so am I," Carter said.

As host to the unprecedented and politically risky summit, Carter was first to make the helicopter trip to this Catoctin mountaintop, 65 miles from Washington, that is best known as a presidential playground.

Sadat and Begin will be welcomed here by Carter on Tuesday afternoon. The summit gets underway formally on Wednesday.

Begin was in New York City on this Labor Day holiday, meeting with American Jewish leaders and others.

Sadat was in Paris for talks with

At the invitation of President Carter, Egyptian President Anwar Sadat (right) and Israeli Prime Minister Menachem Begin (left) meet today at Camp David, Md., at a summit that has been called politically dangerous for Carter.



UNC student organizes Ingram campus drives

By CAM JOHNSON
Staff Writer

Roy Cooper for U.S. Senate in 1990?

The date is a long way off, but the idea is not as farfetched as it may seem.

Cooper is a senior political science and psychology major from Nashville, N.C., and since June, has been director of Democrat John Ingram's senatorial campaign on college and university campuses across the Tar Heel state.

The object of his campus effort is to build an Ingram organization on every campus possible. "We've tried to find campaign managers to help Ingram, even down to the community college and technical institute level," said Cooper, president of the UNC Young Democrats Club.

"The campuses with college Young Democratic Clubs will be no problem," Cooper said. "The biggest problem will be branching outside of these," he said.

"We hope to have a hundred keys (campaign managers) on different

TM thrives in Chapel Hill

By CAROL HANNER
Staff Writer

Chapel Hill transcendental meditation teacher Norman Zierold has not limited his interests to mind expansion. He also has written six books, including a biography of Greta Garbo.

The 51-year-old writer said he came to Chapel Hill because of his interest in transcendental meditation.

"I came to Chapel Hill partly because it has a large population of retired academics, plus it was one of the first cities to have 1 percent of the population practicing TM, which fascinated me," Zierold said.

Five years ago, Zierold studied with Maharishi Mahesh Yogi in Switzerland and became a TM teacher.

After receiving a bachelor's degree in government from Harvard, Zierold spent three years in France and later taught French and German at Bearlary, a fashionable girls' school.

"That was a horrible experience," he said. "These were wealthy young girls whose parents dragged them to France every summer when they wanted to stay at home and go to the beach with their boyfriends. Consequently, they were very difficult to teach."

Zierold left the teaching profession to test out the magazine field in New York.

"I had always dreamed of going to New York and being editor of *Theatre Arts Magazine*. I went in and applied for a position and got advertising manager.

"After working a while, I complained that I couldn't get any ads because circulation was poor, so they made me circulation director.

"When I told them I couldn't increase circulation because the editorials were so poor, and I ended up as editor and associate publisher."

After five years with *Theatre Arts Magazine* and then *Show Magazine*, Zierold began free-lancing magazine articles and novels.

"One article I did for *New York Magazine* was on the use and misuse of our language, especially our overuse of 'ya know.' I watched the Dick Cavett, Merv Griffin and Johnny Carson shows for a week and counted the times 'ya know' was used. It ran into the thousands," he said.

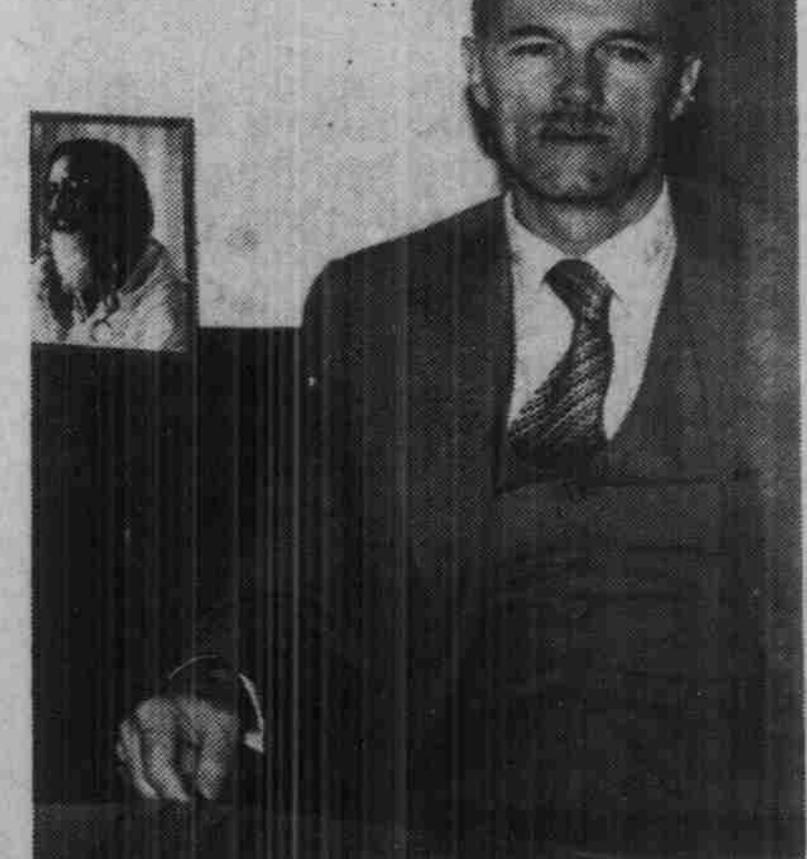
"The three shows were almost equal in usage of 'ya know'. Johnny Carson's guests used it a little less, but that was because he had talking dogs on one night and they didn't say 'ya know' at all," he said.

One of Zierold's favorite topics is Hollywood. He has been interviewed by Barbara Walters and Mike Douglas about his Hollywood books, which have been featured by the Book of the Month Club.

He wrote an unauthorized biography of Greta Garbo, the reclusive film star of the '30s and '40s, sent her a copy of the book and told her about Transcendental Meditation. "I learned just last year that she had started TM, which pleased me a great deal," he said.

Zierold wrote two novels chronicling crime stories in the late 1800s, one of which won the Edgar Allan Poe Award.

"Lots of people in New York have told me I should write more crime stories, but I'm not really interested in that because crime is a result of stress. Instead of



Norman Zierold

dwelling on it, let's eliminate it through TM," Zierold commented.

His latest novel is a love story about a young man who wants his girlfriend to start TM. He also has another Hollywood novel mapped out.

Zierold will lecture on the TM technique at 7:30 tonight at the TM center at 303 E. Rosemary St.