

Condominium conversion in Chapel Hill-Carrboro area causing relatively few problems for tenants

By JOHN CONWAY
Staff Writer

When a tenant of an apartment complex hears the mention of a condominium conversion he conjures horrid notions: eviction notices, rent increases and worst of all, seeking a new home in an already contracted rental housing market.

But local land developers and real estate agents say most conversion processes, at least in Chapel Hill, have been relatively painless for tenants.

Four apartment complexes in Chapel Hill were converted to condominiums during the last four years. Graham Court, after a legal battle with the town, converted 24 units in 1978. Hamlin Park, formerly Castilian Villa, converted 42 units into condominiums in 1980. University Gardens and Brookside were the last apartment complexes to convert in Chapel Hill in 1981, with 96 and 45 units respectively. Northampton Enterprises had filed an application with the town, but later withdrew.

"It (condominium conversion) appears to be tapered off," said attorney John Northen of Northen, Little and Bagwell in Chapel Hill. Northen, who was the attorney for Northampton Enterprises, said the conversion process was "real hot nationwide" about three years ago. "It was promoted as a way of getting money back on your apartment building."

A condominium conversion is defined in statute as a legal form of ownership change from multi-family rental to single ownership by a landlord. North Carolina, as well as Chapel Hill, presently has no ordinance or building code regulating condominium conversions. Chapel Hill attempted to regulate conversions through its special use permit.

Brookside and University Gardens neglected to obtain a special use permit before converting. The town tried to enforce the special use permit requirement, but lost in court.

"The resulting decision was that the town cannot use its special use permit to control type of ownership," said Elizabeth Rooks, Chapel Hill planner for zoning and current development. In many cases, the apartment units are bought by private investors who plan to rent out the units they have bought.

"If they are sold to investors, they (students) may not be

displaced," Rooks said. "What may happen is that the rents will go up."

At the Hillmont complex in Carrboro, condominium owner Sue Gould said some investors are complaining that rents have not gone up enough.

"The rents did not go up significantly," Gould said. Prior to conversion, the rent at Hillmont was \$225 per month and now stands at \$250 per month after the conversion, two years later. Hillmont is managed by the Herb Holland Company, and Gould said that she was pleased with the conversion process. Of the 73 units at Hillmont, 72 were purchased by investors and rented out.

John Cates of Chapel Hill Realty, Inc., who converted both University Gardens and Brookside apartments, said there is a misconception about the conversion process. People are not "thrown out on the street" as people think, Cates said. When buildings are for sale it is more beneficial to the tenants if the building is converted to condominiums than if purchased by an individual. Had University Gardens and Brookside been purchased by an individual, Cates said he could guarantee that rents would at least double.

"The conversion probably kept the rent lower than if an individual would have bought it," Cates said. "No tenant was asked to move."

Cates said he hoped all the original tenants would stay. At University Gardens, he estimated that 95 percent of the units were bought by investors who rented to individuals.

Cates said that no restrictions should be placed on condominium conversions.

Deputy town attorney Grainger Barrett proposed a number of condominium conversion ordinances for the council's review in January 1982. The council conducted a work session, but no adoptions came out of the session.

"The problem is, in fact, larger than just Chapel Hill," said Chapel Hill Town Council member Bev Kawalec. A state commission has been appointed to study conversions and possible legislation to protect the rights of renters and preserve the rental housing market. This review, combined with the leveling-off of conversions, "has led us (town council) to our inaction," she said.

CAMPUS CALENDAR

Public service announcements must be turned into the box outside DTH offices in the Carolina Union by noon if they are to run the next day. Each item will be run at least twice.

TODAY'S ACTIVITIES

There will be a Student Government University Relations Committee meeting at 5 p.m. in Suite C of the Carolina Union. All members are urged to attend.

Everyone is invited to attend the weekly fellowship of the Campus Crusade for Christ at 7 p.m. in this time of challenge and exhortation. Check at the Union Desk for the room number.

An Interviewing Workshop, sponsored by the Office of Career Planning and Placement Services, will be held at 1:30 p.m. in 209 Hanes Hall. Activities based on the Skills Guide (available in 211 Hanes) will help you prepare for job interviews.

The Graduate/Off Campus Chapter of Intervarsity will be having a chapter meeting at 7 p.m. in 220 Carolina Union. UNC baseball coach Mike Roberts will speak on "Christianity and Competition." There will be a time of fellowship afterwards and an opportunity to watch the Pitt game. All are welcome.

The ABS Policy Committee will hold its first meeting at 4:30 p.m. in 221 NC.

Basementers will have a meeting at 6 p.m. at Peppi's Pizza. All interested persons are invited to attend.

The Fellowship of Christian Athletes will meet at 7:30 p.m. in the upstairs lounge in the Carolina Union. We will watch the football game. Come with a friend, have fun, and watch the fight.

The UNC Rugby Club is holding practices at 5:30 p.m. on Tuesdays and Thursdays on the Ehringhaus field. All interested players are welcome. No experience is necessary.

The Black Student Movement Pop Club will have a practice and troupe information session. The time and place are to be announced.

The Order of the Ginkgo will have a party in front of New West at 3 p.m. Everyone is invited. Also a key of the Golden Nectar will be provided.

Did you know that UNC invests in corporations that are helping to maintain the apartheid government in South Africa? Join our divestiture campaign sponsored by the Public Interest Research Group. Our first meeting at 6:30 p.m. in the Carolina Union.

The Phi Zeta Chapter of the Alpha Phi Alpha Fraternity, Inc. will hold its Fall Smoker at 6:30 p.m. in room 226 of the Carolina Union. All interested persons are encouraged to attend.

SHE Magazine will have its first general staff meeting for the semester at 5 p.m. in the Union. Anyone interested in writing, photography, copy editing, layout, or getting ads is welcome. The position of ad manager is open.

The Fall Organizational meeting of the Undergraduate Geography Association will be held at 3:30 p.m. in the student lounge, third floor Saunders Hall. All majors should attend.

The Association of Business Students Social Committee has a meeting at 3:30 p.m. in Carroll 205.

The Career Planning Committee of the Association of Business Students will meet at 3:30 p.m. in T-3 New Carroll.

Speak German at Kaffeeklatsch, every Thursday from 5-5:55 p.m. at the Newman Center, across the street from the Carolina Inn.

COMING EVENTS

The Music Mania Film Festival presents *The Last Waltz*, the band's farewell concert, also featuring Bob Dylan, Van Morrison, and Joan Baez at 8 and 10:15 p.m. on Friday and Saturday in the only Draft House Cinema in the area.

Audio Visual services of the Health Sciences Library will feature *The Quiet Crisis*, a film which discusses the threat of a severe water shortage due to the problems of pollution and heavy water consumption by agriculture, industry, and residences. It will be shown at noon in the Conference Room on the second floor of the Health Sciences Library.

The Salsam Cultural Center presents rhythm and blues legend, John Lee Hooker & The Coast to Coast Blues Band in concert at 8 and 10:30 p.m. Friday at the St. Joseph's Performance Center, 804 Fayetteville Street in Durham. For more information, call 493-2096 or 286-3604.

The Triangle Area Lesbian Feminists (TALF) will hold their meeting on Saturday, Sept. 11, at 7 p.m. at the YWCA, corner of Vickers and Proctors streets, Durham. There will be a business meeting followed by a program on Alcoholism. Child care will be provided.

The Student Consumer Action Union has a place for people with ideas and initiative who wish to improve the quality of food, housing, and consumer awareness in Chapel Hill. Come by our office in Suite B Carolina Union (962-8313), and apply by Monday, Sept. 13, for Vice-Chairmanship and executive committee positions or to work on one of our programs.

The Performing Arts Committee of the Carolina Union in conjunction with the Association of International Students is sponsoring "The Children's Folk Sports Presentation from

Lawan, Republic of China" on Sept. 10 at 8 p.m. in Carmichael auditorium. There is no charge for the program.

Jim Flix, author of *The Complete Book of Running*, will speak in Memorial Hall at 8:00 p.m. Monday, Sept. 13. Tickets may be purchased at the Union Desk. The price is \$1.50 for UNC students and privilege card holders, and \$3.00 for the general public. Sponsored by the Union Forum Committee.

Run with Jim Flix in the Carolina Union, Fun Run this Sunday at 3 p.m. beginning at Carmichael Field. Get your Jim Flix T-shirt in front of the Union from 11 a.m. until 3 p.m. for only \$4.

EKANBAR, UNC-CH, announces formation of open discussion group at 7 p.m. on Sept. 12 in Hanes 107. Subject: "Pan-dimensionality as real experience." Book: Paul Twitchell's *Spiritual Notebook*.

The UNC Ice Hockey Club's organizational meeting will be held Tuesday, Sept. 14, at 7 p.m. in the Union. Anyone welcome, regardless of ability or experience.

ITEMS OF INTEREST

Has the drinking of a relative or friend affected your personal life? Want to meet and talk to others in your situation? We will be forming an on-campus AI-Anon group. Call 942-0067 for more information.

The Association for Retarded Children needs people to be Citizen Advocates. In this program, volunteers work in a one-to-one relationship with a handicapped individual as an advocate and a friend. Anyone interested in getting involved this way, please call the ARC office at 942-5119.

Seasonal Educational Counseling Service is now taking applications for counselor trainees and business personnel. Deadline is Friday. Applications are available at the SECS office in Suite B of the Carolina Union and at the Union Desk.

Attention Graduate Students: Now is the time to apply for six-month Graduate Internships in the Nation's Capital. The Washington Center for Learning Alternatives, a nationwide internship organization, has announced an October 22 application deadline for its February-August, 1983 Graduate Student in business/government relations program.

The Coalition for Battered Women is seeking volunteers to provide services to victims of domestic violence. A thirty-hour training course will be offered to interested men and women. The course starts Sept. 16 at 7 p.m. Please call the Durham YWCA at 688-4395 or the Orange County Women's Center at 968-4646 for further information.

LSAT (Law School Admission Test), Oct. 2 — Applications must be postmarked by Thursday, Sept. 2. Later registration until Sept. 9. Basic fee \$18, LSAT fee \$20, late registration fee \$10. Applications available in 101 Nash Hall. Call 962-2175 for more information.

Dental (Dental Admission Test), Oct. 9 — Applications must be received by Sept. 13 with \$25 fee in Chicago, Ill. Applications available in 101 Nash Hall, 01 Brainer Hall, and 201-D Steele Building. This is the last test date for 1983 admission.

The Academy Award-winning short film "Violet" will be shown on Thursday, Sept. 16, in the Union Auditorium. Doris Betts, UNC professor of English, and author of the short story which inspired the film, will speak and answer questions. Copies of the story are available at the Union information desk.

Tryouts for UNC Rhythmic Club/Team will be held Friday, Sept. 17, at 4 p.m. at Hunter's Isle. Riders provided from in front of Woodlawn Gym at 3501 Manlyway. Tryouts will be used to determine class level as well as select point riders. Call Carr (629-5206) or Debbie (967-0784) if you have questions.

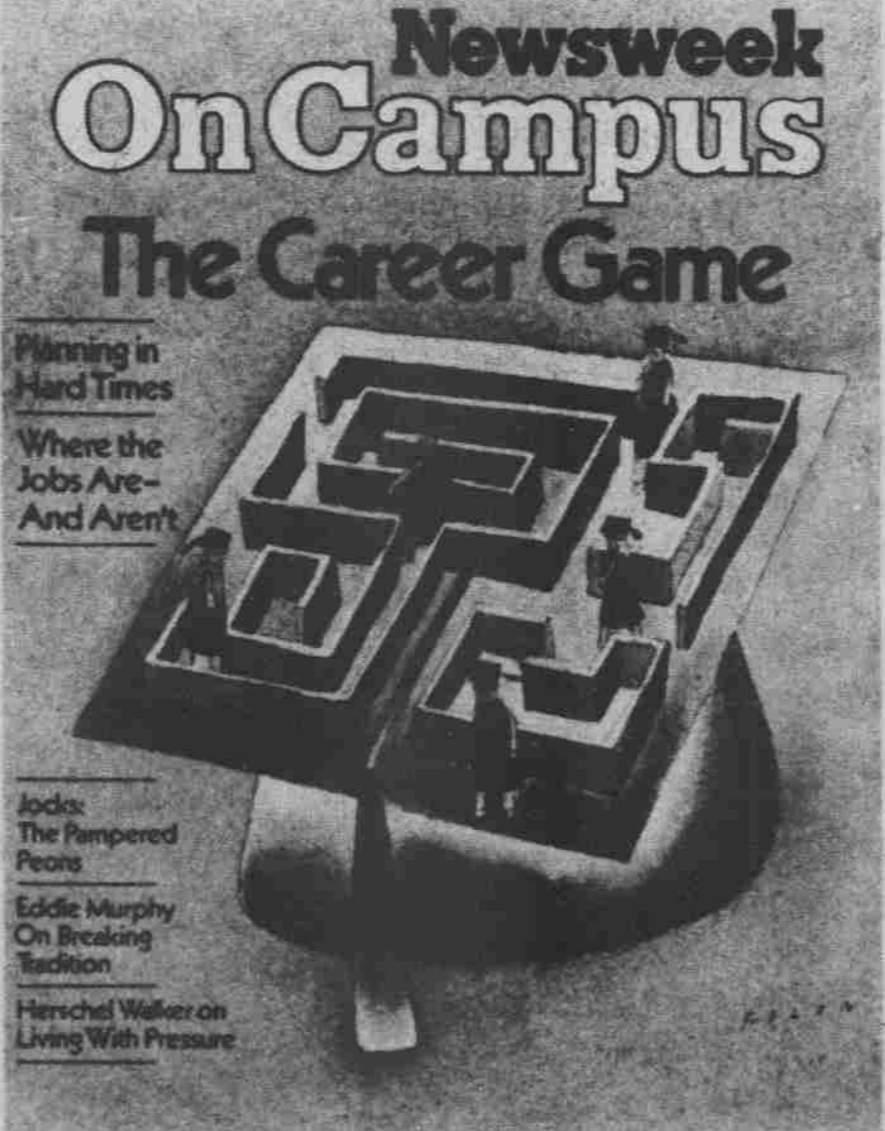
Make a Difference on Campus — Get involved with Student Government. Applications are still available in Suite C for cabinet positions.

The Cancer Information Service at Duke needs volunteers who want to serve North Carolinians by answering their questions about cancer. An in-depth training program for volunteers begins in October. For more information, call the Cancer Information Service in Durham at 283-8324, or toll free at 1-800-472-0943.

The complaint line of the Student Consumer Action Union (SCAU) needs volunteers to help resolve complaints between students and merchants. Come by Suite B of the Carolina Union for more information.

How about a helping hand? Campus Y Tutorial Program is looking for volunteers of all skill levels to tutor children in area schools. Sign up at the Campus Y or for more information, call Jeff Gram at 929-4020 or Pam Fedeline at 933-8021.

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Drakeford

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One example of Drakeford's ability to bring funds into the town was the widening of Greensboro Street, one of the main thoroughfares in Carrboro.

"Carrboro had tried for 30 years to get Greensboro Street straightened out," he said. "It was one of the most dangerous streets in the state. It took me 18 months (to get the money for the improvements)."

Drakeford has received master's degrees in planning and public health from UNC and operates Alert Cable TV in Carrboro. He is a member of Carrboro Community Coalition, a liberal political action group, and served on the Board of Aldermen before being elected mayor.

Drakeford has continuously stressed the need for minority and student representation in town government. Students and minorities often have been treated as second-class citizens in Carrboro, he said, even though the majority of the population consists of students or people related to the university.

"I think we've tried to stress the fact that every citizen be treated equal, whoever he is," he said. "We have tried very consistently to have minorities and students on every board and participate in government."

"I have always believed that whoever wants to talk to me can talk to me... people dominate the government." Establishing a bus system in Carrboro probably is one of the town's most notable achievements in the past six years. Carrboro had no transportation system before Drakeford took office in 1977, and it was one of the hottest issues of the campaign.

Nancy White, an alderman from 1977 to 1981, said the need for a bus system was the main problem facing the town while she was on the board.

Carrboro now has a well-developed bus system, integrated with Chapel Hill and the university.

"The bus system is a continuing living organism that will always be ever-changing," Drakeford said. "I think it has been a model of cooperation between Chapel Hill and Carrboro."

Land development and lack of industry are two other problems that Carrboro has faced and still faces in the future. Carrboro has one of the smallest tax bases in North Carolina. But the town has managed its growth well and planned for the future, Drakeford said.

salary

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the funds for those faculty positions to each individual institution. At UNC, each faculty position was worth \$29,741 in 1981-82, Padilla said.

The chancellor of each institution in the UNC system is in charge of distributing this money on each campus, Padilla said. That institution's administration is free to allocate salary monies, within certain limits, as it sees fit, filling that faculty position with either a full professor, associate professor, assistant professor or instructor.

At UNC, most professors are hired at the assistant professor level, Betts said. After three to five years at that level, the professor is eligible for contract renewal,

promotion or dismissal by the department, she said.

Standards vary by department, but it generally takes years, as well as publishing, research and teaching experience, to reach the full professor level, Betts said.

At Harvard University, full professors earned an average of \$48,500 in 1981-82. Full professors at Yale University earned an average of \$44,800 and at the University of Virginia, \$41,800.

"Everyone knows individuals who have left for other universities or to private employment," Padilla said. "I think the longer we go without a raise, the worse that problem will become."

Look for Newsweek On Campus in your copy of Newsweek and as a supplement to your campus newspaper.

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