

Affordable housing project outlined

By JESSICA LANNING
Staff Writer

The Chapel Hill Town Council has assigned high priority status to a plan to develop affordable housing in Chapel Hill with hopes of a summer groundbreaking.

The Affordable Housing Project (AHP) is designed to build decent, affordable houses for people who can't pay the housing prices of the Chapel Hill market and to ensure that these homes remain affordable through a series of owners.

AHP has bought 25 acres of land on Culbreth School Road and plans to create 50 small, single-family homes, pedestrian pathways and a playground on 17 acres of the tract.

The corporation predicts the houses can be built for \$20 a square foot less than the average cost for a Class A house. The houses would sell for \$110,000.

In its proposal to the Chapel Hill Town Council, the corporation asked the town to provide a subsidy of \$25,000 a house. This would bring the cost of each house to \$85,000.

The reduced cost of the homes would make lower-income families able to buy these houses.

The corporation also wants to turn the land over to the town so the town can maintain the affordability of the houses. The town would then own the land and lease it to the homeowners for \$1 a year.

Runyon Woods, founder of AHP, said he did not have profit-making intentions, but he wanted to make a small profit so similar projects can be developed in the future.

Woods said he has designed and built many houses and restaurants in the area and has been frustrated with the increase in housing costs over the past several years.

"It's not all due to the increase in cost of building," he said. "We (AHP) do not like the way the make-up of the town is changing, and we want to get it back to the way it was."

"We're just fooling around with the marketplace and doing something that is socially redeeming at the same time," he said.

Chris Berndt, long-range planning coordinator for the Chapel Hill planning department, said the families eligible for this housing would be considered lower-income families.

Low-income families are those with incomes less than 80 percent of the median income in Chapel Hill (\$36,600), Berndt said.

This would include families earning \$29,300 or less a year, but not those who earn less than \$25,000, since those families would not be able to afford the houses, she said.

The houses would be single-family homes occupied for a considerable length of time. "The houses would be more family-oriented than student-oriented," Berndt said. "The

houses are for purchase, not to rent."

"One of the features of this plan is that the person would only buy the house," she said. "The land would be a lease, and the land would be common."

Making the town the owner of the land is a way to reduce the occupants' housing costs, Berndt said. Normally, the purchaser buys both the house and the land it sits on.

The town is looking into the idea of taking over the land after the developers are finished, she said.

Maintenance of the land would probably be the responsibility of some other party, and arrangements would be made in the lease, she said.

Berndt said she supported the project and thought it would affect many people in Chapel Hill.

"I think any project that puts more housing that is of a smaller square footage into the market will be helpful," she said. "\$140,000 is the average price for sale, and there is little built on the private market under \$100,000. It will give households more choice in the housing market."

Families need an average income of \$50,000 to afford a house in Chapel Hill, Berndt said. "There are few lower-income houses being built, and the number of existing houses is limited," she said.

"Another unique feature about the proposal is the owners are interested

in providing housing for low-income families," Berndt said. "They have laudable motives. This is one of the few times people in the community have to get together to solve the community's housing problems."

"That's the kind of effort that is going to be needed to solve housing problems in the town."

Families who can't afford to live in Chapel Hill are forced to live farther out and commute into town, live in substandard housing, live in overcrowded housing or pay more than 30 percent of their income for rent, Berndt said.

Any family living in any of these conditions is considered part of the 1,800 lower-income households who need rental assistance according to the Housing Assistance Plan, she said. "These are all real problems facing communities."

Chapel Hill Town Council member Art Werner said he also supported the project.

"I think it's very gratifying to see the affordable housing project coming from the private sector," Werner said. "It's a terrific initiative."

Having moderate-income housing is a way to offer a diversity of people in Chapel Hill, such as teachers and University employees who cannot afford housing costs in the town, with cheaper places to live, Werner said.

Chapel Hill Police Roundup

■ A suspicious vehicle investigation turned into a drug bust for police Saturday at the Tar Heel Motel on U.S. 15-501.

Keith Edward Florence of Chapel Hill was charged with possession with intent to sell and deliver, possession of a stolen vehicle and misdemeanor possession of a schedule VI drug. He was placed under \$30,000 bond.

While on routine patrol, an officer noticed four occupants in a gray Pontiac parked at the motel. Police discovered the vehicle was stolen and arrested Florence.

They searched the car and found a leafy green vegetable material, which was identified as marijuana. Police then searched Florence's motel room and found 15 grams of a schedule II drug in the window. Police planner Jane Cousins said it appeared to be cocaine.

■ Robert Gregory Brice of Chapel Hill was charged Monday morning with DWI, going 40 mph in a 20 mph zone, transporting liquor and possession of a fictitious driver's license.

■ A Chapel Hill woman advised police Thursday she was having problems with squirrels eating the wood siding on her house. Police set two traps to try to catch them.

■ Three different sets of vandalism to cars occurred in Chapel Hill over the weekend.

The worst incident occurred on the west side of Elizabeth Street. Seven cars had a window broken out, but nothing was found missing from any of the cars. Damage to each car was estimated at \$200.

A 1984 BMW had the driver's window smashed, and a 1988 Oldsmobile's right passenger window was smashed. The two cars were parked on Senlac Road Saturday.

Two cars parked at the NCNB parking deck Sunday morning were also vandalized. Property was missing from one of the cars.

■ Wilber Fearington Jr. of Chapel Hill was arrested and charged with assault Saturday. An officer first arrested Fearington after he allegedly refused to stop and answer questions about a disturbance at his father's home. The officer charged Fearington with assault when, according to the arrest report, Fearington began kicking and biting the officer while he was being arrested.

■ Someone broke the front window of Carolina Opticians on West Franklin Street with a rock Friday. Several pairs of sunglasses were taken.

— compiled by Larry Stone

Publisher Windsor resumes controversial newspaper

By BLAKE DICKINSON
Staff Writer

The Landmark 89 hit the newsstands, barbershops and local stores last week, and its appearance marked the return of colorful, conservative and controversial Bob Windsor to publishing.

After a three-year absence, Chatham County writer and publisher Windsor, 59, is again distributing his unique brand of journalism.

"I used to raise a lot of hell with the old paper, and I'm fixing to do it again," Windsor said in a telephone interview Sunday.

The early response to Windsor's paper was strong. With most copies of his first delivery gone by Thursday, Windsor made a second printing Friday and planned to make deliveries early this week, including one drop at the Student Union.

According to Windsor, The Land-

mark 89 is an attempt to give the conservatives a voice in an increasingly liberal media. "If the conservatives don't step out and fight, nobody is going to give a damn," he said.

Windsor's earlier publication, The Landmark, ran from June 1982 to February 1986 and stirred up a number of controversies.

From calling former N.C. Gov. Jim Hunt "sissy, prissy, girlish and effeminate" and questioning Hunt's sexual preference, to uncovering and closing a bar in the Ram's Club Kenan Stadium meeting place, the 1954 UNC graduate has fought for "the Wee People — the ordinary people who do the work, raise the family, send the kids off to war, but don't have a group (voice)," Windsor described.

By 1986, his paper had subscribers in every county in the state, every state in the country and in 20 foreign

countries, Windsor said. He used this forum to take aim at homosexuals, people who supported abortion, liberals and others while supporting Sen. Jesse Helms and other conservatives.

"You've got to be willing to tell the truth, regardless of who you step on," Windsor said. "The greater good will be done for the University (and others) by telling the truth."

Windsor's efforts attracted writers from Time magazine and an NBC news crew. Then, as he mentions in

his current edition, colon cancer, heart problems and high blood pressure caused Windsor to take a three-year break.

Armed with his word processor, Windsor writes and produces his new edition from a corner of his bedroom. The format of The Landmark 89 is different, but the philosophy of the paper has remained true to its predecessor.

In an article on the new N.C. Democratic Party chairman, Wind-

sor said:

"Perhaps Lawrence Davis III is an exorcist and will drive the demon queers, dykes, abortionist and humanist liberals out of the Democratic party. Let us Pray. Amen."

The threat of a lawsuit has never worried Windsor. "I've had lots of people threaten to sue me," he said. "Nobody ever did. I even challenged them to in my paper."

Windsor said his next target would be education. "The biggest problem

we've got is the lack of education in this state," he said. "We're sending out teachers that can't teach and students who can't read or write. Brick and mortar don't educate young'uns, good teachers do."

Windsor is proud of his journalistic efforts.

"I put my money and my butt where my mouth is," Windsor said. "I've caused things to happen."

And Windsor has simple aims for The Landmark 89.

"I want to do good with my paper."

Snowball fight leads to threat by police

By JAMES BENTON
Staff Writer

A snowball fight on Connor Beach Saturday afternoon led to a traffic accident on Raleigh Street, and according to witnesses, a University police officer warned participants that the incident could cost Henderson Residence College its noise permit for Springfest.

According to Chapel Hill Police reports, Ravisankar Avva of E-1 Village Green, Chapel Hill, was driving his 1985 Toyota north on Raleigh Street past Connor Residence Hall at about 3:10 p.m., when his vehicle was struck by 30 to 50 snowballs.

Avva lost control of the car and struck a rock wall about 500 feet from where the car was hit, Captain Ralph Pendergraph of the Chapel Hill Police Department said. The car sustained about \$2,000 worth of

damage.

Kurt Seufert, Henderson Residence College (HRC) governor, said the fight took place between two front of the Union so they would disperse. The crowd complied after he told them, Cagle said. The officers warned the crowd that anyone caught throwing snowballs at cars would be ticketed.

The investigating officer could not be reached for comment Monday. Sergeant Ned Comar of University police said he could not comment because he had not received any report of a snowball fight last Saturday.

"None (of the reports from this weekend) was turned in until the middle of this morning," Comar said Monday night in a telephone interview. This weekend's snow resulted in numerous reports of incidents to

University police, Comar said, so the report might not yet have been filed or may have been filed but not reviewed promptly.

Seufert said he could not recall if the car was hit by snowballs. He also said snowballs flew mainly between the groups on the street, and the wreck was not caused by the crowds involved in the fight.

"A few people were aiming for the cars, but I don't think they were HRC people," he said. "We could not have caused the wreck because the wreck happened 200 yards down the street."

One car drove through the fight without being hit because it was moving too fast to hit for those who were aiming at cars, he said.

Seufert said he didn't know why the officer made the comment.

"I think it was just a threat to get the people on the other side of the street," Seufert said. "To connect something in February with a group of people and a spring event doesn't make much sense."

The town issues noise permits for events, but also has the power to take them away, Pendergraph said. Students must apply for noise permits for on-campus events through the

Office of Student Affairs in Steele Building, but Chapel Hill Police and the town must be consulted as well, he said.

groups of people on opposite sides of Raleigh Street. A group of about 100 people was on Connor Beach, and a group of about 30 people was in front of the Student Union.

Thirty minutes later, a University police officer investigating the snowball fight approached the crowd on the Union side of Raleigh Street and asked them through a bullhorn to cross the street to the HRC side. The officer threatened to cancel Springfest if the people did not cross the street, Seufert said.

The policeman also said he would sit in on the next Chapel Hill Town Council meeting and push to have the noise permit for the April 8 party revoked, he said.

Bobby Cagle, president of Winston Residence Hall, said, "They (police officers) said they would try to see to it that the noise permit for Springfest would be cancelled. I don't know if they were using it as leverage or what."

Cagle said the officer asked him to relay the message to the crowd in

N.C. secretary of state sets goals to improve business environment

By KARI BARLOW
Staff Writer

Something strange happened in November.

Thad Eure, after serving more than 50 years as N.C. secretary of state, did not run for re-election.

Rufus Edmisten defeated Republican opponent John Carrington to fill Eure's shoes.

Edmisten is settling into his position easily and has a list of priorities outlined, said Glenn Wells, special deputy secretary of state.

Edmisten differs from Eure in that he puts more emphasis on the securities issues of the office, Wells said.

"He came in with several priorities in mind," Wells said. "He has already set forth on getting harder on penny stock companies."

Penny stocks, low-priced securities, are a problem throughout the country as well as in North Carolina, said Stephen Wallis, state deputy securities administrator.

"Penny stock is pretty much something that sells for under \$3," Wallis said. "Recently the secretary announced a crackdown on the sales tactics of the penny stock brokers. I think that investors ought to be aware that there is an awful lot of risk in this area of investment."

Penny stock companies, which are often located out of state, usually contact potential investors over the telephone and use high pressure sales tactics, Wallis said.

People who have questions about any particular company can contact the securities divisions of

the secretary of state's office and request a disciplinary history of the company, he said.

Edmisten is also planning to streamline his office's operation by increasing staff and updating equipment, Wells said.

"We need more help. The secretary of state's office handles lots of different things," Wells said. "We are grossly understaffed."

Improving the business climate in the state is also a goal of Edmisten, he said.

"The number one priority other than the securities area is the business environment in North Carolina," Wells said. "He's putting a great deal of emphasis on helping young fledgling businesses in North Carolina."

Edmisten wants to make it easier for state residents to get information on starting and maintaining a business in the state, he said.

Rep. John Hasty, D-Robeson, said he hopes Edmisten will introduce legislation to protect N.C. businesses from hostile takeovers.

"Having been a former attorney general, he understands what the public wants and needs," Hasty said. "I think he will supply it."

Rep. Fred Bowman, D-Alamance, said Edmisten could help lure national corporations to the state as well as cultivate new businesses in North Carolina.

"He seems to be taking an interest in the business licensing, and I appreciate that because the only way you keep from increasing taxes every year is increasing business," Bowman said.

Residents push for parking restrictions

By KATHRYNE TOVO
Staff Writer

Public parking along North Boundary Street may soon be restricted as a result of two petitions submitted to the Chapel Hill Town Council last week.

Gerry Barrett, owner of the Little Creek Company, submitted a letter requesting that parking along North Boundary Street and Campbell Lane be eliminated or restricted to permit parking only.

Barrett's letter was one of two such petitions submitted to the council.

Parking is now allowed along one side of the two streets, but seven residents signed the letter requesting a change in this ordinance.

The letter said: "These narrow residential streets are being used as a parking lot for UNC students. Many of the cars are parked Monday morning and aren't moved again until Friday."

David Frankstone, of 304 N. Boundary St., said he has two young children and is concerned that the cars parked on the road could block

the visibility of drivers as they travel up the slope.

Campbell Lane resident Anne Wright said the streets are very narrow and she is not sure that larger emergency vehicles would be able to travel on them.

The parking issue should be reviewed by the town, she said. "I rather like the young people who park there. I sympathize with their situation — it's a tough problem."

Theresa Schreiter, who also signed the petition, said she would like parking to be prohibited along the streets.

Schreiter said when she moved to the neighborhood four years ago, the area was like a small forest. Now, cars are always parked along the side of the road, and cans and other pieces of garbage are often thrown out of the car windows.

Residents of the 200 block of North Boundary Street also submitted a letter requesting parking restrictions along North Boundary Street between Rosemary and North streets.

Student Stores

Samuel Pepys' Birthday Sale

has been rescheduled for

Feb. 27, 28 and March 1st

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