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Campus Y ordered to vacate second floor

By Yi-Hsin Chang
Editor

Although University administrators have been telling the Campus Y to vacate the second floor of its building immediately since late June, the Campus Y continues to use the upper story.

The N.C. Department of Insurance condemned all floors above the first floor of the Campus Y building in February 1949 due to a lack of sufficient emergency exit stairs. But the Campus Y has continued using the second floor since then as meeting and office areas.

"The urgency of this is contrived," said Campus Y Co-president Ed Chaney, a senior from Chapel Hill. "The second floor is vital to the Campus Y's 29

committees. It's where a lot of business gets done."

Habitat for Humanity, the Student Environmental Action Coalition and Project Literacy are among the committees whose offices are on the second floor. Many committees also hold meetings in the second-floor Campus Y Lounge. The Campus Y's main office is located on the first floor of the building.

Wayne Jones, vice chancellor for business and finance, said he couldn't speak for what happened between 1949 and now. "The Campus Y has been brought to my attention within the last year," he said.

Campus Y Director Zenobia Hatcher-Wilson said that an inspector from the University's Health and Safety Office

recently had visited the building and said that it would not be necessary to vacate the second floor as long as no more than 30 people were allowed upstairs at one time.

"At this point, we are not sure what the actual status is," Hatcher-Wilson said. "We're just waiting."

But Jones said that there had been a misunderstanding and the person who had inspected the building had not been aware of the 1949 condemnation order.



Ed Chaney

The Campus Y will have to vacate the second floor as instructed by University administrators, Jones said.

"Using it is still a violation (of the state fire code)," he said. "We do have to take that seriously."

The Campus Y will move its second-floor offices to the basement as soon as space is found for the two programs now housed there, Jones said. "It's just a matter of finding space for everyone."

Hatcher-Wilson said a move in the middle of the summer would be disruptive to Campus Y programming. She also does not like making such big changes while most students are away for the summer, she said.

But Hatcher-Wilson added that the Campus Y was about more than just a

building. "The program can exist anywhere."

Chaney said the building easily could be made safe with the addition of fire escapes and fire extinguishers until money became available for more permanent renovations. "It's not a doomed building in itself," he said.

But Jones said renovating the building would be financially impractical. "It's a small building," Jones said. "The net space you're going to end up with for the cost, you could build a new building."

In a report to Chancellor Paul Hardin last week on where to build a free-standing black cultural center, the Buildings and Grounds Committee suggested that Hardin look into the Campus Y site

as a possible location for the BCC.

Hatcher-Wilson said she was surprised by the recommendation. She added that Hardin had told her that he would talk to Campus Y officials before any serious consideration of the site.

Meanwhile, Campus Y officials must deal with the possibility of losing the space it has on the second floor, which was renovated just recently.

"We have learned to love the space upstairs," Hatcher-Wilson said. In addition to providing office space and meeting rooms, the second floor also houses a resource center.

"We're not a materially focused organization," Chaney said. "We make do with what we have. But we're working with the minimum at this point."

UNC to study airport for 'new Odum Village'

By Kelly Ryan
Associate Editor

To compensate for the number of University employees who cannot afford to live in Chapel Hill, University administrators and planners are considering using part of the Horace Williams tract to build affordable housing.

The parcel of land houses the Horace Williams Airport, which has come under scrutiny by town residents who want the airport to be moved because of noise and safety concerns.

The airport, which occupies about 250 acres of a 970-acre parcel of land on Estes Drive Extension adjacent to two University satellite parking lots and near local schools, has been operated by the University for more than 50 years.

"We might consider constructing a new Odum Village for employees, faculty, staff and students on a need basis," said Donald Boulton, vice chancellor for student affairs. "With a certain ceiling on income, it might provide affordable housing for members of the University community."

Boulton stressed that building affordable housing only was a possibility at this point, but was being considered by the administration "when dreaming about what to do with the Horace Wil-

liams tract."

"Several hundred employees are making less than what is considered the poverty line," he said.

The commuter airport serves educators and the University's medical staff, who can travel more quickly without having to drive to Raleigh-Durham International Airport.

University and town officials long have discussed relocating the airport and now are planning to study alternate uses for the property.

Wayne Jones, vice chancellor for business and finance, said building affordable housing as part of a future satellite campus conceivably could help to recruit staff, students and faculty.

"If we had more affordable housing in Chapel Hill, whether there's a university or not, it would make it more attractive to live in Chapel Hill and work at the University," he said.

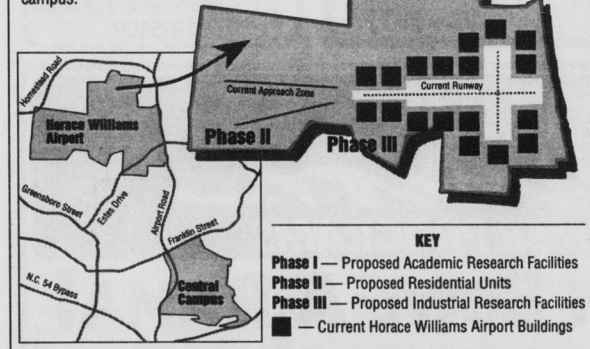
The construction of affordable housing, recreation space, research-oriented facilities and support services for the University will be considered.

"It's a recognized need," he said. "The University can't do a great deal about it immediately. The possibilities exist that the University land might be

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Horace Williams Airport

The University-owned airport, located 1 1/2 miles from central campus, is the most likely site for the development of a satellite campus.



DTH / John Caserta

Affordable homes tough find in town

By Kelly Ryan
Associate Editor

Take a drive through Chapel Hill. Weave through the town's residential neighborhoods and make a checklist of the places where you would like to live.

If you earn more than \$46,000 annually, go to a real estate agency. If you earn less, stay in your car and drive to Durham.

Chapel Hill boasts the highest median income in the state. According to the U.S. Department of Housing and Urban Development, the median income in March for a family of four in Chapel Hill was \$46,000.

A high median income might suggest that Chapel Hill is a town of opportunity. But the reality is that town leaders and planners not only lack a comprehensive plan to provide affordable housing, but they would not have the money to fund such a plan.

Though the median income tends to increase every year, employees of two of the town's largest industries, the University and the town itself, earn significantly less than \$46,000.

According to Chapel Hill's personnel department, 306 of Chapel Hill's 505 active, permanent employees earn salaries less than \$30,000.

The median income for a town employee is \$24,361 — \$298 less than in November 1991.

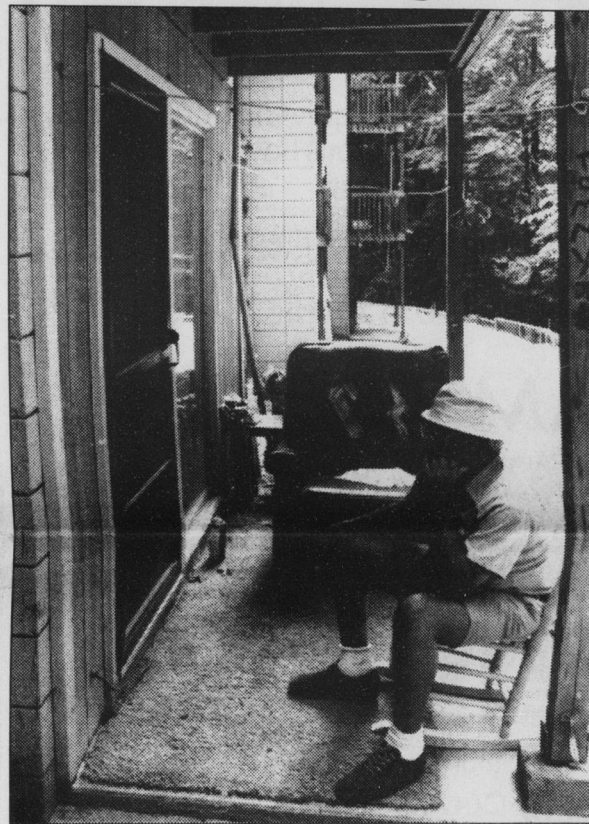
"The larger part of our staff does not live in Chapel Hill because they cannot afford it," said Bunny Spadaro of the town's personnel department. "I think they would want to live in Chapel Hill. It's closer to their job."

Providing affordable housing

Affordable housing is different from public housing, said Margaret Matrone, manager of communications at the N.C. Housing Finance Agency. Public housing is funded almost entirely by grants from HUD, while affordable housing refers to property that is subsidized by local or state governments.

"Our housing, by and large, is affordable for people who have incomes below 80 percent of the median income," she said. "Affordable means they're not going to pay more than 30 percent (of their income) for their housing, including utilities."

Chris Bernt, of the Chapel Hill Planning Department, said that every year \$150,000 is allocated from the town's



DTH/Justin Williams

James Foust has lived in Trinity Court in the Pine Knolls neighborhood for about a year

General Fund for low-income housing. This year about \$70,000 will be invested in improvements in the Pine Knolls community.

"I think our programs stress a wide range of programs, rental and homeownership," she said.

The Pine Knolls community operates on its own, using sweat-equity to build and repair existing homes, Bernt said. Sweat-equity refers to the process in which residents use their own labor to invest in their homes.

The town sometimes provides second mortgages for residents, who have to fill out applications in the planning

department for the town's financial assistance.

Bernt said Chapel Hill follows general policy goals, but does not have any quotas or requirements about the minimum amount of housing that must be provided.

"We don't have big programs like other cities," she said. "The council elected to set aside \$150,000, but we're a smaller community than Raleigh and Durham. There's a big difference in how much money you can generate."

Funding developments

Chapel Hill has offered financial sup-

port for two affordable housing neighborhoods in the past — the Tandler subdivision, which has 35 homes, and the Culbreth Park neighborhood, which has 30 homes and is located outside Chapel Hill city limits.

Judy Russell, a planner in the town's Department of Housing and Community Development, said Chapel Hill annually receives federal funds from the Community Development Block Grant. This year, the money will be used for economic development activities, probably through the Midway Development Commission and the Rural Opportunities Commission.

The Tandler homes were built with money from the block grant in 1987, Russell said. Chapel Hill received national recognition for the program, which targeted residents with 80 percent of the median income and was the town's first home-ownership program.

The Tandler subdivision is located in the Pine Knolls community. Russell said Culbreth Park was funded with revenue from the town's half-cent sales tax and still is being built.

"I think the town would like to pursue more, but there's not enough money," Russell said. "Because the county is really interested in affordable housing, we're going after all of the local, state and federal funding possibilities."

Pine Knolls, an example

Ted Parrish, a resident of Chapel Hill's Pine Knolls community, said he and his neighbors plan to lobby the Chapel Hill Town Council for financial support to construct more affordable housing.

"I think the town and the state all have abominable records — and that's abominable with all capital letters," he said. "When you have children who cannot sleep at night because conditions are overcrowded, I think that's criminal. The town has been negligent because Pine Knolls has not always complained."

The Pine Knolls community is located on the western end of Chapel Hill and is bordered by Carrboro's Greensboro Street, West Franklin Street and Smith Level Road.

The neighborhood includes homes that have seen at least four decades and

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PHE Inc. granted appeal to move to northern Orange County town

By Yi-Hsin Chang
Editor

HILLSBOROUGH — PHE Inc. won an appeal Tuesday that will allow the company to build a new warehouse in the northern Orange County town.

Orange County Superior Court Judge Knox Jenkins granted PHE's appeal against the town's Board of Adjustment for denying the mail-order erotica company a permit to relocate to Hillsborough.

"There's no evidence in the records that minors would have access to (PHE) materials except through the United States mail," Jenkins said.

The Board of Adjustment had denied PHE a site-plan permit on the grounds that the company was an adult-use business and thus needed to apply for a conditional-use permit.

The Hillsborough Town Board unanimously voted May 24 not to fight PHE's appeal. Town Attorney Mike Brough had said the town could not win the case against PHE on legal grounds.

The town ordinance defines an adult-use business as one that "excludes minors for reasons of age," such as adult bookstores, adult picture theaters, massage parlors and adult cabarets.

Jenkins ruled that PHE was not an adult-use business under the ordinance.

Peggy Oettinger, marketing director for PHE, said she was pleased with the judge's ruling.

"We're just extremely pleased by the judge's interpretation of the law and hope we can move forward on a timely basis."

PHE owner Phil Harvey was out of town and could not be reached for comment.

Nick Herman, PHE's attorney, said the ruling meant that the company had complied with the town's requirements and could start building its new and larger facilities.

PHE currently is located on N.C. Highway 54 in Carrboro.

The Orange Coalition Against Pornography, which Jenkins allowed to fight PHE's appeal in court, has 30 days to appeal the case in the N.C. Court of Appeals.

OCAP was founded in February by a



Owner Phil Harvey

group of ministers opposing PHE's attempts to move to Hillsborough. About 10 OCAP members attended the hearing Tuesday.

Nathan Kellum, an attorney from the American Family Association Law Center which represented OCAP, said appealing the decision was a viable consideration. "We just need to step back and consider our options," he said. "Obviously, I'm disappointed, and for obvious reasons, I disagree with Judge Jenkins."

The AFA Law Center, based in Mississippi, is a pro bono legal organization designed to protect the interests of Christians in court.

Former Hillsborough Town Attorney Lucius Cheshire, who also represented OCAP in the case, said he was disappointed but not surprised by the judge's ruling.

When asked if he thought OCAP would appeal the ruling, Cheshire answered, "I would think so, yes. This is not the end."

Cheshire said OCAP was willing to go "all the way."

"I don't know how many more innings this thing has got, but we've gone three innings. (The score) was 3-0. Now it's 3-2."

Brown enters town race for second term; two candidates file with elections board

By Kelly Ryan
Associate Editor

Although three Chapel Hill Town Council incumbents already have announced their plans to run for re-election, only two interested residents officially have filed for a spot on the November ballot.

Council member Joyce Brown announced last Wednesday that she planned to seek election to a second term and will file with the Orange County Board of Elections as soon as possible.

"I'd like to continue work on some of the issues I began," she said. "I've been involved in environmental issues and am concerned with working to reduce solid waste."

Brown, who is retired, helped to create the council's energy and solid-waste reduction committees. Brown said she thought the town should study ways to improve its transportation system to encourage residents to use mass transit.

"Frequently, good environmental sense makes good economic sense as well," she said. "I'm also concerned with keeping the tax rate down and costs down."

Brown said her experience had

helped her to better understand the way town government works.

"I think we are going to be faced with some of the same issues," she said. "We've been dealing with affordable housing and crime."

Lee Pavao, the two-term chairman of the town's Park and Recreation Commission, filed last week as a candidate for one of five open council seats.

"My primary goal is to serve the public," Pavao said.

Pavao, who is retired, said his experience with the Parks and Recreation Commission would be an asset for the council.

Pavao could not be reached for comment Wednesday.

Council member Barbara Powell filed Tuesday for the election, saying that when she was appointed to fill council member Roosevelt Wilkerson's seat in the fall, she had intended to run this year for a full four-year term.

"I've been a part of the town practically all of my life," she said. "I know where we've come from and where we

need to go."

Powell is a contact analyst for the N.C. Department of Human Resources Office of Economic Development.

"My commitment now is even stronger to try to do everything I can," she said. "There's a lot to be done with economic development and crime."

More neighborhood involvement in the town's operations would be a step toward making the government more responsive to the community's needs. "The neighborhood people have a lot to say about what should be done."

"I think some people feel that they will not be heard and that people are not responsive to what their particular issue may be. I would not like to add more to what the town is responsible for."

Powell said her experience on the council would help her serve the public better if elected because she had a better understanding of all the issues facing the council.

"I've been able to see a wider scope than what my interests are," she said. "It's a total package."

Handling the public health problems involved in providing water and sewer services for more of the town's

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No one has ever had an idea in a dress suit. — Sir Frederick G. Banting