

**WILSON**

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avoid traffic," said Rich Harris of the Erwin Village Homeowners Association. "Our neighborhood is an attractive alternative to congested highways."

Jaada Bowens, an Erwin Village board member, said residents' driveways are like their front yards, adding that people usually park on the streets and cause safety issues.

But Peggy Redman, whose house

is located on Dobbins Drive, said the council can't deal with traffic problems by preventing development. "Traffic was bad 10 years ago," she said. "And it will only be bad."

She said the best way to deal with traffic problems is to improve roads and make better intersections.

The project is proposed to be mixed use, with 50,000 square feet of retail and office space.

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**HOUSING**

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Orange County Housing and Land Trust, said affordable housing is important in Chapel Hill because the average price of homes being constructed is more than \$400,000.

He said the average UNC employee or hospital employee cannot afford these homes.

"No one is building \$200,000 homes," he said. "This 15 percent affordability rate has already generated affordable homes that people are living in."

Dowling, as well as Virginia Knapp, associate director of the Chapel Hill-Carrboro Chamber of Commerce, said Monday that although they support the idea of affordable housing, they had concerns about the council's plans.

Dowling explained that some developers sometimes try to pursue size-restrictive units instead of affordable units because they are more profitable.

He said he is concerned that developers will try to do this more if the council decides to round fractions up.

Knapp said rounding fractions up in small developments, which

*"My concern is that we don't want to create more small houses instead of affordable houses."*

**KEVIN FOY**, CHAPEL HILL MAYOR

consist of between five and 12 houses, will deter developers from providing affordable housing.

As an alternative, Knapp suggested allowing developers to build more units than usually would be allowed in such divisions.

Mayor Kevin Foy agreed with the concerns in relation to small developments, but expressed an urgency to pass the change in language, which is the council's stop-gap proposal for the current problem in determining affordable housing proportions.

"My concern is that we don't want to create more small houses instead of affordable houses," Foy said. "We do have a big hole in our ordinance, though, and I'm willing to do this as a stop-gap measure."

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**AUDIT**

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look into it and see what he's recommending," Warwick said.

Task force members also will decide whether the board should begin thoroughly evaluating financial statements for nonprofit groups and endowments at each campus.

"Largely, we make policy and look to the staff — either to the finance staff at the system level or on the campuses — to implement it," Phillips said.

"It has not been the practice for us to review the audits," he added, but that might change.

In her report, Broad said the Sarbanes-Oxley Act has raised expectations for the handling of

public finances.

The legislation, passed in 2002 after a number of high-profile corporate scandals, tightened auditing regulations for publicly traded companies.

Though it doesn't technically apply to public universities, BOG members said the spirit of the law should guide their debate on UNC-system finances.

"Sarbanes-Oxley has raised the awareness," Warwick said. "It has definitely changed some folks' perception."

Jeff Davies, vice president for finance for the university system, has been meeting with the vice chancellors for business and finance on many campuses to determine what policies might

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**ROBERT WARWICK**, MEMBER, BOARD OF GOVERNORS

need to be implemented at the campus level.

He is expected to issue a report sometime before the board's January meeting.

BOG members were quick to stress that problems with campus finances are rare.

"We read about problems when they occur, and rightly so," Phillips said. "I think as a general rule, the finance staffs around the university are doing a very good job."

Warwick said that he expected few issues to arise but that it is important for the board to do everything possible to ensure accountability.

"I think that obviously, we'd like to catch every financial problem we can before it becomes a problem, and that's really what we're going to be trying to do."

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**BUSINESS**

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been broken into three times and that several of his employees' cars have been broken into as well.

But he said the police can only do so much.

"It isn't a good environment when people are stealing signs out of stores and smoking marijuana on the sidewalk," he said.

He also said that panhandling outside businesses has gotten worse in the last five years and that moving the shelter could reduce that problem.

House, the former chairman of the Downtown Commission, said that business downtown hasn't changed much in the last few years, but that moving the homeless shelter could be a positive thing nonetheless.

"Moving the homeless shelter wouldn't eliminate things like panhandling," he said. "It would help

the perception of the problem."

He added that anything the town can do to help change people's perceptions about downtown would be a plus.

"Chapel Hill is a safe place, or it is at least safer than downtown Durham," House said.

Bunnie Coudriet, one of the owners of Jersey Mike's Subs, said the restaurant, which is about a block away from the shelter, hasn't faced any adverse effects from residents.

"There were a lot of homeless people around the restaurant during the summer, but it didn't bother us," she said. "I usually work every night, too, and I have never felt in danger — no more so than any other place."

Chapel Hill police spokeswoman Jane Cousins said it is hard to tell how many crimes could be connected with shelter residents based on the department's reports.

She said the department has

arrested 13 different people for 19 panhandling offenses since Jan. 1.

Of those 13 people, one gave a Chapel Hill address, one address is unknown based on the police report, two people used the address of the homeless shelter and the remaining nine gave no address.

Capt. Brian Curran said the statistics could be skewed because there is no guarantee that panhandlers are giving police their real address.

Cousins said panhandling arrests also have decreased since the council banned panhandling after sundown last year.

She said that the first quarter of the 2003-04 fiscal year produced 12 arrests for panhandling and that the first quarter of the 2004-05 fiscal year produced only four arrests.

But Mayor Kevin Foy said the idea that crime is linked with the homeless hasn't been the main problem affecting downtown business.

He said the national economy and new competition from major retail markets such as Meadmont, Southern Village and University Mall are responsible for downtown's woes.

"Where the homeless shelter is located doesn't matter," Foy said. "It just needs to have a more suitable facility, which the town is working on."

The IFC announced earlier this year its intentions to relocate its men's shelter.

Natalie Ammarell, IFC president, said the negative perception the shelter receives is damaging to the entire community.

"I think that everybody could work a little harder to see who the shelter serves," she said. "We have facts supporting our view that it is not primarily our clientele causing the problems downtown."

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