

Town gauges housing choices

BY JAKE POTTER
STAFF WRITER

Chapel Hill officials took another step toward stiffer affordable housing regulations Monday — a move that could force stricter regulations on developments in a town where the average cost of a single-family home is about \$400,000.

Town Council members established the Inclusionary Zoning Task Force to look into mandatory affordable housing by surveying statistics and future need for more housing.

Between 15 and 18 people could sit on the task force, which is charged with determining the necessity of affordable housing within town limits.

"This is going to be a big step," Mayor Kevin Foy said. "We're going to need some people to give us some good advice."

Based on what the task force finds, the town could strengthen an existing affordable housing recommendation — that 15 percent of all future housing units be built as low-income housing — into a mandatory code.

Chapel Hill's 2000

Comprehensive Plan includes a clause strongly encouraging developers to allocate 15 percent of units under construction to low-income housing.

The council already has received two applications for positions on the task force.

Robert Dowling, executive director of Orange Community Housing and Land Trust, submitted one in hopes the task force can facilitate fair discussion on the possibility of setting up the ordinance.

"It seems (the task force) is a good thing to do," he said.

Dowling said while standing policy hasn't ruffled too many feathers, the task force should begin its sessions with open ears.

"The current policy that has been in place, I don't think there's anybody complaining ... but I would hope that the council will include developers in the discussions," he said.

The Home Builders Association of Durham and Orange County likely will oppose the ordinance, Executive Vice President Nick Tennyson told The Daily Tar Heel in June.

The council considered proposing an inclusionary zoning ordinance this April, two years after an effort to attach it to a land-use management ordinance fell through.

A plan for setting up the ordinance was established at a June 27 meeting.

A town consultant, along with the Orange County HOME Consortium, is conducting a study of affordable housing in the county.

Approximately 18 percent of homes sold in Chapel Hill in 2004 were deemed affordable, according to town documents.

But Dowling pointed out that when looking at these issues more than just the statistics need to be studied — legal ramifications also must be considered.

A judge told the Arlington County, Va., board last December that it could not impose a mandatory 10 percent ordinance.

"I believe there's some question marks on the legality of this," Dowling said. "That's an issue."

Contact the City Editor at citydesk@unc.edu.

MINORITIES

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— only about 25 percent of UNC's students are an ethnic or racial minority.

The cultural chapters also have different forms of recruitment, Levering explains. For example, historically black sororities and fraternities on campus do not allow freshmen to rush.

Individual identities

UNC is home to eight historically black Greek organizations. The first historically black fraternity and sorority to be chartered at UNC were Omega Psi Phi Inc. and Delta Sigma Theta Inc. in 1973.

Born across the country as service and civic groups in the early 1900s, historically black Greek organizations formed when black college students were barred from joining predominantly white Greek groups, says senior KaDarra Lowe, chairwoman of the UNC chapter of NPHC and member of Delta Sigma Theta.

Their recruitment process is something none of the chapters would discuss — part of a veil of secrecy over some practices of both the NPHC and GAC.

"We're more exclusive and selective organizations (than the IFC and Panhellenic chapters)," Lowe

says. "It's a tradition — we don't recruit members ... it's a different process."

A common misconception about the chapters is they are defined by stepping, which features percussive beats of the feet and hands, chants, singing and some drama.

But Lowe says these Greek groups are more than just dance competitions. They honor their community-service roots and enhance the college experience for members.

"Service is our business, but stepping is our pleasure," she says.

"It doesn't define us," adds senior Crystal Myers, secretary of UNC's chapter of NPHC.

Coming together

As the council with the fastest-growing fraternities and sororities at UNC, the GAC includes 11 religious and multicultural-based groups.

The council is also home to two groups that were nationally founded on UNC's campus and have since expanded around the country.

Theta Nu Xi, the first multicultural sorority, was established at UNC in 1997. The first Native American sorority in the nation, Alpha Pi Omega, was founded at UNC in 1994.

"We are kind of the new move-

ment of Greek organizations nationwide," Chang says. "We expand the definition of what it means to be Greek. We bring a whole new demographic as well."

Senior Mark Kriston says his fraternity, Psi Sigma Phi Multicultural Fraternity Inc., breaks the homogeneity that is the norm for most Greek organizations.

"What makes us different is our broad demographic — we have a direct connection to everyone," he says.

Although both the NPHC and GAC chapters function in different ways than IFC and Panhellenic, Lowe says people — of any race — can learn about the organizations by attending some of their events on campus.

"We want to forge relationships with other council members and educate them on why we're here."

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PEACE CORPS

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was reminded of her family in Ecuador.

She says she found herself thinking, "I would love to take them here, they would get a kick out of this."

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SAFETY

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Construction will be suspended through Sunday, when a pedestrian-safety plan is expected to be complete.

"During this time the pedestrian access should be clear," Young said. "Construction will be resuming next Monday, but by then the construction company will have a pedestrian-safety plan."

He said construction will move farther down Country Club Road so it won't block the crosswalk several days after construction resumes.

Students with concerns about

road crossings or other safety issues are encouraged to call public safety at 843-PEDS, Young said.

For commuters like Patel, the help could not come soon enough.

"During rush hour it's particularly problematic," he said. "I went to another university for undergrad. Whenever they did construction they put a particular crosswalk or walkway there," Patel said, referring to his time at the University of South Carolina.

Many of the pedestrians are law students who park at the nearby Highway 54 Visitors Lot.

If visitors and students want to stop by the Center for Dramatic Art

or Cobb Residence Hall, they must cross back at the top of the street where heavy traffic flow makes crossing just as treacherous.

"I just wish it would end," said Rhenelda Lewis, a third-year law student.

Lewis, who has been crossing the street for two years, said she wants to know how much longer the construction will take.

"I'm normally a cautious crosser," she said. "I'm always conscious that the pedestrian rules don't always apply. I respect heavy machinery."

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RESIGNATIONS

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not have a complete picture of who will need to resign until the next full Congress meeting Tuesday.

Student Affairs Committee Chairwoman Emma Hodson said the resignations stem from time constraints that come with being a student, not necessarily from apathetic students who don't want to take on responsibility.

"These people do want to work for Congress, but they realize that they can't ... fulfill their duties," Hodson said.

Former Rep. Alice Tu, a second-

year pharmacy student, said that she resigned recently because her class schedule would conflict with Congress meetings.

"I didn't want to be late to every single Congress meeting," Tu said.

Sara Reynolds, a second-year master's student for social work, had similar conflicts that led to her recent resignation.

Reynolds worked with Congress as an undergraduate student, and she said she wanted to represent graduate students since their seats are the hardest to fill.

"I'm in grad school, and I'm in an internship 24 hours a week, and I just started a second job," Reynolds

said. "Something had to go."

Hodson also said an inaccurate portrayal of Student Congress in The Daily Tar Heel leads to students' not wanting to participate.

"We lose people because they feel that they're not doing enough, or they feel that their work is not valued or needed or appreciated."

Farley said that many students have expressed interest in joining Congress and that filling the newly vacant seats will not be difficult. "I just want to clear everybody out so interested people can come in."

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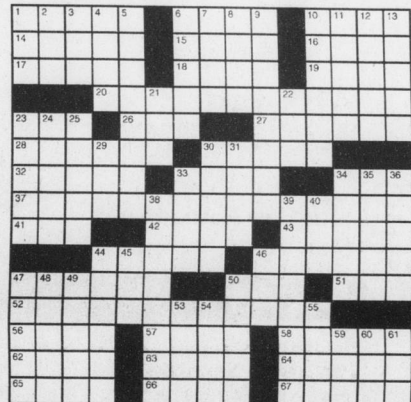
THE Daily Crossword

By Philip J. Anderson

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- ACROSS**
 1 In reserve
 6 Canasta display
 10 While lead-in
 14 Designer Ashley
 15 Nobel winner Wiesel
 16 Late-night Jay
 17 Sturdy fabric
 18 Skin: prof.
 19 Alaska's first governor
 20 Symbol of simplicity
 23 Nav. by satellite
 26 Gabor sister
 27 Data on jackets
 28 Blood conduit
 30 Dens
 32 Garry or Roger
 33 Okefenokee resident
 34 Writer LeShan
 37 Symbol of sensitivity
 41 Permit to
 42 Sundance's girlfriend
 43 Perfume allure
 44 Domesticates
 46 Widely scattered
 47 AI of "Scarface"
 50 Altar constellation
 51 Sun. homily
 52 Symbol of skepticism
 56 Perjurer
 57 Director Bunuel
 58 Ticked off
 62 Ingrid in
 "Casablanca"
 63 Land measure
- DOWN**
 1 Aged
 2 Scot's denial
 3 Large cask
 4 Song for Sills
 5 Treated like a baby
 6 Tragedy by Euripides
 7 AC/DC power
 8 Old Roma cash
 9 Loss of rank
 10 Puts into office
 11 Kingly
 12 Wind, as a river
 13 Shadings
 21 Collegiate league
 22 Evergreen tree
 23 Nasser's first name
 24 Exploratory vessel

- 25 Portly
 29 Directional ending
 30 Plunders
 31 Kodak competitor
 33 Singer Seeger
 34 Civil Rights martyr
 Medgar
 35 Jam-packed
 36 Daisylike flower
 38 Car buyer's protection
 39 Trellis
 40 TV brand
 44 Jeweled headdresses
 45 Tropical cuckoo
- 46 Pedro's Mrs.
 47 "Hemingway's Chair"
 author Michael
 48 Spry
 49 Boorish
 50 Plus item
 53 Hey, that hurts!
 54 Conflagration
 55 Small combo
 59 Back in time
 60 Hanoi holiday
 61 Sounds of hesitation



CONSTITUTION DAY

Faculty, staff, and students are invited to attend the University's celebration of Constitution Day hosted by the School of Law.

Monday, September 19
4:30 PM
UNC School of Law
Rotunda

"CONFIRMING JUSTICE: THE SUPREME COURT CONFIRMATION PROCESS."

Program Participants:

- Dr. Andy Bechtel
Professor, School of Journalism and Mass Communications
- Michael Gerhardt
Samuel Ashe Professor of Constitutional Law, School of Law
- Bill Marshall
William R. Kenan Professor of Law, School of Law
- Dr. John Semonche
Professor of American History, History Department

<< Reception to follow the program >>

This program has been organized by Professors Michael Gerhardt and Eric Muller, both of the School of Law.

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